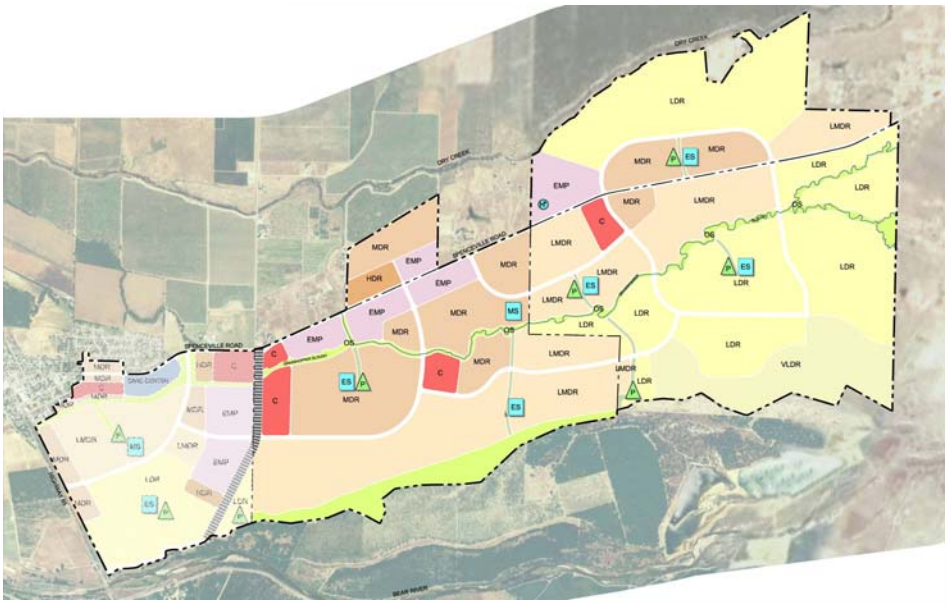
Johnson Rancho and Hop Farm Annexation

SCH# 2008082127

Final Environmental Impact Report

Prepared for
the City of Wheatland



July 2012

Prepared by

RANEY
PLANNING & MANAGEMENT, INC.
1501 Sports Drive, Sacramento, CA 95834

Johnson Rancho and Hop Farm Annexation
Final Environmental Impact Report

SCH# 2008082127

Prepared for
the City of Wheatland

Prepared by
Raney Planning & Management, Inc.
Sacramento, California

TABLE OF CONTENTS

CHAPTER **PAGE**

1. INTRODUCTION AND LIST OF COMMENTERS 1-1
1.0 INTRODUCTION 1-1
1.1 BACKGROUND 1-1
1.2 ORGANIZATION OF THE FINAL EIR 1-2
1.3 LIST OF COMMENTERS 1-2
1.4 RECIRCULATION 1-3

2. REVISIONS TO THE DRAFT EIR TEXT 2-1
2.0 INTRODUCTION 2-1
2.1 DESCRIPTION OF CHANGES 2-1

3. RESPONSES TO COMMENTS 3-1

4. MITIGATION MONITORING AND REPORTING PROGRAM 4-1
4.0 INTRODUCTION 4-1
4.1 COMPLIANCE CHECKLIST 4-1
4.2 MITIGATION MONITORING AND REPORTING PROGRAM 4-2

1 INTRODUCTION AND LIST OF COMMENTERS

1.0 Introduction

This Final Environmental Impact Report (EIR) contains public and agency comments received during the public review period of the Johnson Rancho and Hop Farm Annexation Draft EIR. This document has been prepared by the City of Wheatland, as lead agency, in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines Section 15132. The Introduction and List of Commenters chapter of the Final EIR discusses the background of the Draft EIR and the organization of the Final EIR, lists the comment letters received on the Draft EIR, and discusses recirculation.

1.1 Background

The Johnson Rancho and Hop Farm Annexation Draft EIR was prepared as a program-level EIR, which, according to CEQA, requires a discussion of a series of actions, rather than an individual action, that can be characterized as one large project. A program-level EIR is appropriate for the proposed project because only program-level entitlements are proposed at this time. At such time in the future that specific project-level applications are submitted to the City, additional review and discretionary project-level approvals would be required, including Stage 2 Development Plans and tentative maps. The Draft EIR identified potential impacts and mitigation measures that would be required to be implemented with future development applications. The following environmental analysis chapters are contained in the Johnson Rancho and Hop Farm Annexation Draft EIR:

- Aesthetics;
- Land Use and Agricultural Resources;
- Transportation and Circulation;
- Air Quality and Climate Change;
- Noise;
- Biological Resources;
- Archaeological and Historical Resources;
- Geology and Soils;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Mineral Resources;
- Population, Employment, and Housing; and
- Public Services and Utilities.

The City of Wheatland used the following methods to solicit public input on the Draft EIR: a Notice of Preparation (NOP) for the Draft EIR was released for a 30-day review from August 29, 2008 to September 29, 2008. In addition, a public scoping meeting was held on September 17, 2008 for

further discussion and comments regarding the Draft EIR. A Notice of Availability of the Draft EIR was distributed from June 1, 2011 to July 15, 2011 to applicable public agencies, responsible agencies, and interested individuals. Copies of the document were made available at the City of Wheatland Planning Department located at 111 C Street, Wheatland, California 95692.

1.2 Organization of the Final EIR

The Final EIR is organized into the following chapters:

1. Introduction and List of Commenters
Chapter 1 provides an introduction and overview of the document, describing the background and organization of the Final EIR. Chapter 1 also provides a list of commenters who submitted letters in response to the Draft EIR.

2. Revisions to the Draft EIR Text
Chapter 2 is intended to summarize changes made to the Draft EIR text either in response to comment letters or minor staff edits that do not change the intent or content of the analysis or effectiveness of mitigation measures.

3. Responses to Comments
Chapter 3 presents all of the comment letters received and responses to each comment. Each comment letter received has been numbered at the top and then bracketed to indicate how the letter has been divided into individual comments. Each comment is given a number with the letter number appearing first, followed by the comment number. For example, the first comment in Letter 1 would have the following format: 1-1.

4. Mitigation Monitoring and Reporting Program
The CEQA Guidelines require lead agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The intent of the Mitigation Monitoring and Reporting Program (MMRP) is to prescribe and enforce the proper and successful implementation of the mitigation measures as identified within the EIR for the Johnson Rancho and Hop Farm Annexation project.

1.3 List of Commenters

The City of Wheatland received 18 comment letters during the open comment period on the Draft EIR for the proposed project. In addition, one comment letter that was received after the open comment period is included in this EIR. The comment letters were authored by the following representatives of local agencies and groups, as well as other interested parties:

<u>Agency</u>

Letter 1 ..... Genevieve Sparks, California Regional Water Quality Control Board
Letter 2..... John M. Lowrie, Department of Conservation
Letter 3..... Michael Johnson, Placer County Community Development/Resource Agency

Letter 4.....Michelle White, Placer County Department of Facility Services
Letter 5.....Moses Stites, Public Utilities Commission
Letter 6.....Kevin Mallen, Yuba County
Letter 7..... John Benoit, Yuba Local Agency Formation Commission (LAFCO)
Letter 8.....Scott Morgan, Governor's Office of Planning and Research
Letter 9.....Eric Fredericks, Caltrans

Group

Letter 10..... Cory D. Wilkins, The Archaeological Conservancy
Letter 11 ..... Ren Reynolds, Enterprise Rancheria EPA Department

Individual

Letter 12.....Greg Soliz
Letter 13..... Jack Gilbert, Bear River Walnut Ranch LLC
Letter 14.....James R. Janz, Sideman & Bancroft LLP
Letter 15..... Janice and Perrie Costa
Letter 16..... Lois Stephenson
Letter 17.....Tom Bookholtz
Letter 18.....Alyssa Lindman and William Appleby

Late Comment Letter

Letter 19.....James Herota, Central Valley Flood Protection Board

1.4 Recirculation

The CEQA Guidelines Section 15088.5(a) require recirculation of an EIR when significant new information is added to the EIR after public notice is given of the availability of the Draft EIR for public review, but before certification. New information is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect that the project's proponents have declined to implement. CEQA Guidelines Section 15088.5(a) (1) through (4) state that "significant new information" requiring recirculation include a disclosure showing the following:

(1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented;

(2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance;

(3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it; and/or

(4) The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

Because this Final EIR does not result in the identification of any new significant environmental impacts, a substantial increase in the severity of an environmental impact, or disclosure showing any of the above, this Final EIR does not contain "significant new information," and recirculation of the Draft EIR is not required prior to approval.

2 REVISIONS TO THE DRAFT EIR TEXT

2.0 INTRODUCTION

The Revisions to the Draft EIR Text chapter presents all of the revisions made to the Draft EIR in response to comments received or minor staff initiated edits. It should be noted that the following revisions do not change the intent or content of the analysis or effectiveness of mitigation measures presented in the Draft EIR.

2.1 DESCRIPTION OF CHANGES

New text is double underlined and deleted text is ~~struck through~~. Text changes are presented in the page order in which they appear in the Draft EIR.

2. EXECUTIVE SUMMARY

Based on changes made within the chapters of the Draft EIR, Table 2-1, beginning on page 2-1 of the Draft EIR, is hereby revised as follows:

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.1 Aesthetics			
4.1-1 Impacts related to scenic vistas and altering of the existing visual character of the project site.	S	*None feasible.*	SU
4.1-2 Impacts related to light and glare.	LS	*None required.*	N/A
4.1-3 Long-term impacts to the visual character of the region from the proposed project in combination with existing and future developments in the Wheatland area.	S	*None feasible.*	SU
4.2 Land Use and Agricultural Resources			
4.2-1 Compatibility with surrounding agricultural operations.	S	*4.2-1 The project applicant shall inform and notify prospective buyers in writing, prior to purchase, about existing and on-going agriculture activities in the immediate area in the form of a disclosure statement. The notifications shall disclose that the Wheatland area is an agriculture area subject to ground and/or aerial applications of ~~chemical~~ pesticides, fertilizers, and other chemicals, and early morning or nighttime farm operations, which may create noise, dust, et cetera, and provide that such agricultural operations shall not be considered a nuisance. The language and format of such notification shall be reviewed and approved by the City Attorney and the Agricultural Commissioner prior to recording the* ***first*** *final map. Each disclosure statement shall be*	SU

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		acknowledged with the signature of each prospective property owner and shall be recorded with the deed of each property, in accordance with California Civil Code § 1103.4.	
4.2-2 Compatibility with surrounding residential uses.	LS	*None required.*	N/A
4.2-3 Consistency with the Wheatland General Plan.	LS	*None required.*	N/A
4.2-4 Consistency with existing zoning.	LS	*None required.*	N/A
4.2-5 Consistency with Yuba County LAFCo Standards.	LS	*None required.*	N/A
4.2-6 Increases in the intensity of land uses in the region due to the proposed project and all other projects in the Wheatland area.	LS	*None required.*	N/A
4.2-7 Conversion of Prime Farmland to urban uses.	S	*4.2-7 Prior to recording **any** final map for portions of the project site located on Prime Farmland, the project applicant shall obtain and dedicate a conservation easement for the purposes of ensuring continued agricultural viability of lands equal in acreage to the amount of land removed from agricultural operation within the project site. The lands covered within this easement or easements shall be within Yuba County, and shall have equal or greater ratings under the Soil Classification System of the California Department of Conservation or its equivalent in the event that a County-wide program is developed. This easement shall*	SU

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		remain in effect in perpetuity and shall be dedicated to Yuba County or a non-profit agricultural conservation association approved by the County. The location and amount of agricultural acreage would also be subject to the review and approval of the City Council.	
4.2-8 Cumulative loss of agricultural land.	S	*4.2-8 Implement Mitigation Measure 4.2-7.*	SU
4.3 Transportation and Circulation			
4.3-1 The addition of the approximately 224,062 new daily trips that would result with implementation of the Johnson Rancho and Hop Farm Annexation project would greatly exceed the capacity of the existing City of Wheatland roadway network.	S	*Hop Farm* *4.3-1(a) The City shall include the following as a condition of approval on **each** tentative map application for any development within the Hop Farm area:* *"In conjunction with the submittal of each Tentative Map, the applicant(s) shall pay the City's Traffic Impact Fees in force at the time of application, as determined by the City Engineer."* *Compliance with this condition shall be ensured by the City Engineer.* *Johnson Rancho* *4.3-1(b) In conjunction with the submittal of the **first** zoning or tentative map application for any development within the Johnson Rancho portion of the project, the project*	SU

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		applicant(s) shall provide funding to the City for the preparation of an updated Traffic and Circulation Master Plan for the Johnson Rancho and Hop Farm Annexation area. The updated Traffic and Circulation Master Plan shall evaluate and identify the potential traffic impacts and the future street and circulation system improvements necessary to mitigate said traffic impacts. These street and circulation system improvements could include, but would not be limited to, the following improvements: • *Widen SR 65 to four lanes in the area between the Northern Ring Road and the Wheatland Expressway;* • *Construct the Ring Road crossing over the UPRR;* • *Construct the Wheatland Expressway as a four-lane freeway facility;* • *Widen Spenceville Road from planned four lanes to six lanes from Ring Road to Wheatland Expressway;* • *Widen Spenceville Road to six lanes from Wheatland Expressway to B Street;* • *Widen Spenceville Road to four lanes from B Street to F Street;* • *Improve Spenceville Road to a two-lane standard arterial street from F Street to Camp Far West Road;*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation

		• *Prior to approval of any Tentative Map(s) that would include the following roadways, the Tentative Map(s) shall include the following street sections:*
		  • *A Street – indicate five lanes from Ring Road to C Street;*
		  • *A Street – indicate three lanes from Spenceville Road to C Street;*
		  • *C Street – indicate four lanes from A Street to C Street (eastern portion);*
		  • *C Street – indicate three lanes from C Street (eastern portion) to F Street;*
		• *Widen the planned Ring Road from a four-lane arterial to a five-lane divided arterial from Spenceville Road to McDevitt Road;*
		• *Construct necessary improvements to the Spenceville Road / Ring Road intersection;*
		• *Construct a partial cloverleaf interchange on Spenceville Road at the Wheatland Expressway;*
		• *Construct an interim at-grade A Street / Wheatland Expressway intersection;*
		• *Construct a grade separation over the Wheatland Expressway at A Street; and*
		• *Install traffic signals at the following five intersections: Spenceville Road / A Street; Spenceville Road / B Street; Spenceville Road / D*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Street; Spenceville Road / F Street; and A Street / C Street. Traffic signals shall be constructed when warranted, either as a condition of individual development proposals or by the City. *In addition, the project applicant(s) shall provide funding to the City for the preparation of an update to the City's Traffic Impact Fee Program, based on the findings of the updated Traffic and Circulation Master Plan.* *The updated Traffic and Circulation Master Plan and updated Traffic Impact Fee Program must be completed and adopted by the City Council prior to recording the final subdivision map for the project. The revised Traffic Impact Fee shall be collected from* ***each*** *project applicant within the Johnson Rancho portion of the project at the time of issuance of each building permit, unless otherwise provided by a Development Agreement entered into between the City and the project applicant(s).* *4.3-1(c)* ***Any*** *project applicant within the Johnson Rancho annexation area shall be responsible for their project's fair share of all feasible physical improvements necessary and available to reduce the severity of the project's significant traffic-related impacts within the City of*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Wheatland and its Sphere of Influence, as determined in the updated Traffic and Circulation Master Plan, and consistent with the polices and exceptions set forth in the Wheatland General Plan. In cases where the project's fair share contribution is identified, the share will be based on the project's relative contribution to traffic growth. *The project's contribution toward such improvements may take any or some combination of the following forms:* *1. Construction of roads and related facilities within and adjacent to the boundaries of the project, which may be subject to fee credits and or reimbursement, coordinated by the City, from other fee-paying development projects if available.* *2. Construction of roads, road improvements or other transportation facilities outside of the project boundaries but within the incorporated Wheatland limits, subject in some instances to fee credit against other improvements necessitated by the project or future reimbursement, coordinated by the City, from other fee-paying development projects.* *3. The payment of impact fees to the City of Wheatland in amounts that constitute the project's fair share contributions to the construction of*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		transportation facilities to be built or improved within the City, consistent with the City's updated Traffic Impact Fee Program.	
4.3-2 Development of the proposed project would increase the volume of traffic over the UPRR until the Ring Road and Wheatland Expressway are constructed.	S	*Hop Farm* *4.3-2(a) Implement Mitigation Measure 4.3-1(a).* *Johnson Rancho* *4.3-2(b) Implement Mitigation Measures 4.3-1(b) and 4.3-1(c).*	SU
4.3-3 Development of the proposed project would add traffic to the portion of SR 65 from Wheatland's northern Ring Road intersection to the Wheatland Expressway.	S	*Hop Farm* *4.3-3(a) Implement Mitigation Measure 4.3-1(a).* *Johnson Rancho* *4.3-3(b) Implement Mitigation Measures 4.3-1(b) and 4.3-1(c).*	SU
4.3-4 Development of the proposed project would add traffic to the Wheatland Expressway.	S	*Hop Farm* *4.3-4(a) Implement Mitigation Measure 4.3-1(a).* *Johnson Rancho* *4.3-4(b) Implement Mitigation Measures 4.3-1(b) and 4.3-1(c).*	SU
4.3-5 Development of the proposed project would increase the volume of traffic on Spenceville Road	S	*Hop Farm* *4.3-5(a) Implement Mitigation Measure 4.3-1(a).*	SU

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
	from the planned Ring Road intersection east over the Wheatland Expressway to Camp Far West Road.		*Johnson Rancho* *4.3-5(b) Implement Mitigation Measures 4.3-1(b) and 4.3-1(c).*	
4.3-6	Development of the proposed project would result in LOS E or worse conditions on A Street and C Street within the proposed project area.	S	*Hop Farm* *4.3-6(a) Implement Mitigation Measure 4.3-1(a).* *Johnson Rancho* *4.3-6(b) Implement Mitigation Measures 4.3-1(b) and 4.3-1(c).*	SU
4.3-7	Development of the proposed project would increase traffic at the Spenceville Road / NB Wheatland Expressway intersection, and the LOS at this intersection would drop to LOS E.	S	*Hop Farm* *4.3-7(a) Implement Mitigation Measure 4.3-1(a).* *Johnson Rancho* *4.3-7(b) Implement Mitigation Measures 4.3-1(b) and 4.3-1(c).*	SU
4.3-8	Development of the proposed project would result in LOS F conditions at the proposed Wheatland Expressway / A Street intersection.	S	*Hop Farm* *4.3-8(a) Implement Mitigation Measure 4.3-1(a).* *Johnson Rancho* *4.3-8(b) Implement Mitigation Measures 4.3-1(b) and 4.3-1(c).*	SU
4.3-9	Development of the proposed project would result in various	S	*Hop Farm*	SU

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
intersections in the area of the proposed project eventually carrying traffic volumes that would satisfy warrants for signalization.		*4.3-9(a)* *Implement Mitigation Measure 4.3-1(a).* *Johnson Rancho* *4.3-9(b)* *Implement Mitigation Measures 4.3-1(b) and 4.3-1(c).*	
4.3-10 Development of the proposed project would generate new pedestrian and bicycle traffic within the project area and on existing City of Wheatland streets.	PS	*4.3-10* *In conjunction with the submittal of the **first** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the project applicant(s) shall prepare a Bicycle and Pedestrian Plan for the annexation area, and identified facilities shall be constructed by development in the plan area. The plan shall include Class I bicycle paths along Spenceville Road. Prior to approval of the first Tentative Map within the Johnson Rancho and Hop Farm Annexation area, the project applicant(s) shall fund the preparation of the Bicycle and Pedestrian Master Plan. All subsequent development applications in the project area shall demonstrate consistency with this plan.*	LS
4.3-11 Development of the proposed project could result in the demand for expanded transit services.	PS	*4.3-11* *In conjunction with the submittal of the **first** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the project applicant(s) shall consult Yuba-Sutter Transit regarding transit stop planning for both the Johnson Rancho and Hop Farm properties. The Stage One Development Plans for the Hop Farm and Johnson Rancho properties shall discuss and illustrate the location of planned transit stops for each development, for review*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		and approval by the City Engineer and Yuba-Sutter Transit.	
4.3-12 Development of the proposed project would add traffic to roadways in the extended region (i.e., Yuba County and Placer County), potentially increasing the LOS on these roadways to a level that exceeds existing thresholds.	S	*4.3-12* *At the time of submittal of the **first** tentative map application within the Johnson Rancho and Hop Farm Annexation area, if the City of Wheatland is a participant in any new Yuba County and/or Placer County regional traffic fee program(s) and the new fee program(s) include the improvements identified in the Traffic and Circulation Master Plan as necessary to mitigate the significant impacts to roadways in the region(s) generated by the project, the project applicant(s) shall pay the applicable fees toward the improvements prior to final map approval.*	SU
4.4 Air Quality and Climate Change			
4.4-1 Construction-related impacts resulting in temporary increases in criteria air pollutants that would violate any air quality standard or contribute substantially to an existing or projected air quality violation.	PS	*4.4-1(a)* *In conjunction with the submittal of **each** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, an air quality analysis shall be performed. The analysis shall include, but not be limited to, a determination of air quality impacts, quantification of construction and operational emissions, an assessment of impacts related to CO emissions and TACs, an assessment of impacts related to GHG emissions, and identification of mitigation measures needed to reduce any significant impacts. The mitigation measures shall include, but not necessarily be limited to, the FRAQMD's standard mitigation measures for all projects within the*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		FRAQMD. The applicant shall be required to implement all mitigation measures recommended in the air quality impact analysis, pursuant to the review and approval of the Planning Commission and/or City Council in conjunction with the review of the development project.	
		4.4-1(b) *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"Prior to recording any Final Map within the Johnson Rancho and Hop Farm Annexation area, pursuant to the FRAQMD Indirect Source Review Guidelines, a Fugitive Dust Control Plan shall be submitted for the review and approval of the Community Development Department. The developer shall implement the approved plan."* *Compliance with this condition shall be ensured by the Community Development Department prior to the recording of any Final Map.*	
		4.4-1(c) *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		*"Prior to issuance of **any** grading permit, all construction contracts shall stipulate the following:* • *Construction equipment exhaust emissions shall not exceed FRAQMD Regulation III, Rule 3.0, Visible Emissions limitations (40 percent opacity or Ringelmann 2.0).* • *The contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained prior to and for the duration of on-site operation.* • *Idling time for construction vehicles shall be limited to five minutes.* • *Existing power sources (e.g., power poles) or clean fuel generators shall be utilized instead of temporary power generators.* • *A traffic plan shall be developed to minimize traffic flow interference from construction activities. Portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, may require California Air Resources Board (ARB) Portable Equipment Registration with the State or a local district permit. The owner/operator shall be responsible for arranging appropriate consultations with the ARB or the District to determine registration*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		and permitting requirements prior to equipment operation at the site. • *All grading operations on a project shall be suspended when winds exceed 20 miles per hour or when winds carry dust beyond the property line despite implementation of all feasible dust control measures.* • *Construction sites shall be watered as directed by the Department of Public Works or Air Quality Management District and as necessary to prevent fugitive dust violations.* • *An operational water truck shall be available at all times. Water shall be applied to control dust, as needed, to prevent visible emissions violations and off-site dust impacts.* • *On-site dirt piles or other stockpiled particulate matter shall be covered, wind breaks installed, and water and/or soil stabilizers employed to reduce windblown dust emissions. The use of approved non-toxic soil stabilizers shall be incorporated, according to manufacturer's specifications, to all inactive construction areas.* • *All transfer processes involving a free fall of soil or other particulate matter shall be operated in such a manner as to minimize the free fall distance and fugitive dust emissions.*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		• *Approved chemical soil stabilizers shall be applied, according to the manufacturers' specifications, to all inactive construction areas (previously graded areas that remain inactive for 96 hours) including unpaved roads and employee/equipment parking areas.* • *To prevent track-out, wheel washers shall be installed where project vehicles and/or equipment exit onto paved streets from unpaved roads. Vehicles and/or equipment shall be washed prior to each trip. (Alternatively, a gravel bed may be installed as appropriate at vehicle/equipment site exit points to effectively remove soil buildup on tires and tracks to prevent/diminish track-out.)* • *Paved streets shall be swept frequently (water sweeper with reclaimed water recommended; wet broom) if soil material has been carried onto adjacent paved, public thoroughfares from the project site.* • *Temporary traffic control shall be provided, as needed, during all phases of construction to improve traffic flow, as deemed appropriate by the Department of Public Works and/or Caltrans and to reduce vehicle dust emissions. An effective measure is to enforce vehicle traffic speeds at or below 15 mph.*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		• *Traffic speeds on all unpaved surfaces shall not exceed 15 miles per hour and unnecessary vehicle traffic shall be reduced by restricting access to unpaved surfaces. In addition, appropriate training, on-site enforcement, and signage shall be provided in order to enforce the speed limit.* • *Ground cover on the construction site shall be reestablished as soon as possible and prior to final occupancy, through seeding and watering.* • *Open burning of vegetative waste (natural plant growth wastes) or other legal or illegal burn materials (trash, demolition debris, et. al.) shall not be conducted at the project site. Vegetative wastes shall be chipped or delivered to waste-to-energy facilities (permitted biomass facilities) or mulched or composted. Waste materials shall not be hauled off-site for disposal by open burning."* *Compliance with this condition shall be ensured by the City Engineer prior to the issuance of any grading permit.*	
4.4-2 Operational impacts resulting in long-term increases of criteria air pollutants that would violate any air quality standard or contribute	S	*4.4-2(a)* *Implement Mitigation Measure 4.4-1(a). If operational impacts associated with emissions of ROG, NOX, or PM_{10} are determined to be significant for a particular project, the air quality impact analysis shall require*	SU

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
substantially to an existing or projected air quality violation.		*implementation of Mitigation Measure 4.4-2(b).* *4.4-2(b)* *In conjunction with the submittal of **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the applicant(s) shall submit an Operational Emissions Reduction Plan for review and approval of the FRAQMD. The Plan shall be the applicant's commitment to feasible mitigation measures from the FRAQMD's current list of Best Available Mitigation Measures (BAMM), recommended measures from FRAQMD staff, or voluntary off-site mitigation projects sufficient to provide a minimum 35 percent reduction in emissions. The applicant shall be required to implement all mitigation measures recommended in the Operational Emissions Reduction Plan, pursuant to the review and approval of the Planning Commission and/or City Council in conjunction with the review of the tentative map.*	
4.4-3 Contribution to local mobile-source concentrations of CO.	LS	*None required.*	N/A
4.4-4 Impacts to nearby sensitive receptors from odors associated with the project.	PS	*4.4-4(a)* *In conjunction with the submittal of **each** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the project applicant(s), in consultation with the Community Development Department, shall take into consideration any odor-producing potential facilities that would*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		occupy the proposed project site. To the extent feasible, proposed land uses that have the potential to emit objectionable odorous emissions shall be located as far away as possible from existing and proposed sensitive receptors. The location of potential facilities shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the review of the development application.	
		4.4-4(b) *The City shall include the following as a condition of approval on* ***each*** *tentative map application for any non-residential development within the Johnson Rancho and Hop Farm Annexation area:* *"If an odor-emitting facility is to occupy space in the proposed project site, odor control devices shall be installed for the review and approval of the Community Development Department prior to the issuance of occupancy permits to reduce the exposure of receptors to objectionable odorous emissions."* *Compliance with this condition shall be ensured by the Community Development Department prior to the issuance of a certificate of occupancy for any odor-emitting facility.*	
4.4-5 Cumulative impacts to regional air quality.	S	*4.4-5* *Implement Mitigation Measure 4.4-2(a).*	SU

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.4-6 Project impacts concerning the production of greenhouse gases.	S	*4.4-6(a)* *In conjunction with the submittal of the **first** zoning or tentative map application for development within the Johnson Rancho and Hop Farm Annexation area, a Climate Action Plan that includes the proposed project area, in addition to the Wheatland Planning Area, shall be prepared by the developer in cooperation with the FRAQMD and the City Community Development Department. The Climate Action Plan shall include feasible mitigation measures that, in combination with existing and future regulatory measures developed under AB 32, would reduce emissions associated with operation of the proposed project and supporting infrastructure by 15 percent from business-as-usual emissions levels projected for the year 2020 or the applicable percent reduction as adopted by FRAQMD and/or CARB at the time of application submittal. Furthermore, if a Climate Action Plan has previously been adopted by the City of Wheatland and is in place at the time of submittal of the first zoning or tentative map application, the proposed project shall adhere to the emission reduction requirements within the Climate Action Plan.* *4.4-6(b)* *After the Climate Action Plan has been adopted by the City of Wheatland, all future project applicants within the Johnson Rancho and Hop Farm Annexation area shall demonstrate compliance with the Climate Action*	SU

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		*Plan at the time of submittal of **each** development application. Compliance shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the review of the development application.*	
		4.4-6(c) *At the time of submittal of **each** zoning or tentative map application within the Johnson Rancho and Hop Farm Annexation area, a GHG reduction strategy shall be prepared that shall describe how the following measures (or alternate measures as approved by the Planning Commission) will be implemented to achieve the reduction in GHG emissions that is required in Mitigation Measure 4.4-6(a):* *Residential Development* • *All homes within the proposed subdivision will utilize AC units that are two points above the Seasonal Energy Efficient Ratio (SEER) energy efficiency rating in effect at the time of the approval of the Tentative Map. Any plans submitted to the Community Development Department must clearly show that this condition is being met.* • *All homes within the subdivision will include "whole house fans." Any plans submitted to the Community Development Department must*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		clearly show that this condition is being met. • *All homes within the subdivision will include, at the builder's discretion, one of the following: a) a "tankless" water heater, or b) upgraded insulation in all walls and ceilings to exceed the Title 24 requirements in place at the time of building permit issuance. Any plans submitted to the Community Development Department must clearly show that this condition is being met.* *Commercial and Office Development* • *Provide plentiful short-term and long-term bicycle parking facilities to meet peak season maximum demand;* • *Provide "end-of-trip" facilities including showers, lockers, and changing space;* • *Provide a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project site;* • *Provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances;* • *Provide safe and convenient bicycle/pedestrian access to transit stop(s) and provide essential*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		transit stop improvements (i.e., shelters, route information, benches, and lighting); and • *Provide employee carpool parking stalls.* *The GHG reduction strategy shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the review of the development applications.*	
4.5 Noise			
4.5-1 Impacts related to construction noise.	PS	*4.5-1* *In conjunction with submittal of* ***each*** *tentative map application within the Johnson Rancho and Hop Farm Annexation area, a site-specific noise mitigation plan shall be prepared. The noise mitigation plan shall be required to show that the project would be consistent with the Wheatland General Plan and shall include, but not be limited to, the following mitigation measures:* • *Construction activities shall occur between the hours of 7 a.m. to 6 p.m. weekdays and 8 a.m. to 5 p.m. on the weekends;* • *All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturers installed mufflers;* • *Fixed construction equipment shall be located as far as possible from sensitive receptors;* • *Consideration of temporary sounds curtain and*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		noise barriers for long-term stationary equipment; • *Equipment warm up areas, water tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible; and* • *A disturbance coordinator shall be designated to receive all public complaints regarding construction noise disturbances and responsible for determined the cause of the complaint and implement any feasible measures to alleviate the problem. The coordinator contact information shall be conspicuously posted around the project site and adjacent public spaces.* *The noise mitigation plan shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the review of each tentative map. The developer shall implement and comply with the approved noise mitigation plan.*	
4.5-2 Impacts related to construction vibration to existing receptors or sensitive structures.	LS	*None required.*	N/A
4.5-3 Impacts related to exposure of existing receptors to significant increases in traffic noise levels.	S	*None feasible.*	SU

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.5-4 Impacts related to exposure of existing or proposed receptors to project-generated noise levels exceeding applicable noise standards.	PS	*4.5-4* *Implement Mitigation Measure 4.5-1.* *The noise mitigation plan shall include, but not be limited to, the following additional mitigation measures:* • *Loading docks and truck delivery areas shall maintain a minimum distance of 30 feet from residential property lines;* • *Property line barriers should be six to eight feet in height. Circulation routes for trucks should be located a minimum of 30 feet from residential property lines;* • *All heating, cooling and ventilation equipment shall be located within mechanical rooms where possible;* • *All heating, cooling and ventilation equipment shall be shielded from view with solid barriers;* • *Emergency generators shall comply with the local noise criteria at the nearest noise-sensitive receivers;* • *In cases where loading docks or truck delivery circulation routes are located less than 100 feet from residential property lines, an acoustical evaluation shall be submitted to verify compliance with the City of Wheatland General Plan Noise Element standards; and*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		• *Six-foot-tall sound walls should be constructed where neighborhood parks or school playgrounds abut rear yards of residential uses.* *The noise mitigation plan shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the review of the tentative map. The developer shall implement and comply with the approved plan.*	
4.5-5 Impacts related to exposure of new noise-sensitive uses to transportation noise levels that exceed the City of Wheatland exterior and interior noise level standards.	PS	*4.5-5(a)* *Implement Mitigation Measure 4.5-1.* *4.5-5(b)* *In conjunction with the submittal of* ***each*** *zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, a site-specific noise analysis shall be performed. The site-specific noise analysis shall address interior and exterior traffic noise levels and recommend mitigation measures to reduce the noise to acceptable levels. The applicant shall be required to implement all mitigation measures recommend in the noise analysis, pursuant to review and approval by the Planning Commission and/or City Council in conjunction with the review of the development project.*	LS
4.5-6 Impacts related to exposure of sensitive receptors to aviation noise from the Beale AFB that exceeds the acceptable noise	LS	*None required.*	N/A

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
standards.			
4.5-7 Impacts related to exposure of sensitive receptors to aviation noise from the Beale AFB that would cause sleep disturbance.	PS	*4.5-7(a)* *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"The applicant shall inform and notify prospective buyers, prior to purchase, about existing and on-going noise generating aviation activities in the immediate area. The notice shall be in the form of a note recorded with the Deed for each property. The notifications shall disclose that the project area is south of the Beale Air Force Base and is subject to aircraft overflights, which may cause sleep disturbance. The language and format of such notification shall be reviewed and approved by the City Attorney prior to recording final map."* *Compliance with this condition shall be ensured by the Community Development Department prior to the recording of any Final Map.* *4.5-7(b)* *Prior to approval of any tentative map applications for properties within Review Area 1 of the 2011 Beale AFB CLUP, the project applicant shall submit the application to the Airport Land Use Commission for consistency review.*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.5-8 Impacts related to cumulative noise levels in the project vicinity.	S	*None feasible.*	SU
4.6 Biological Resources			
4.6-1 Impacts to special-status plants.	PS	*4.6-1(a)* *In conjunction with the submittal of the **first** zoning or tentative map application for development within the Johnson Rancho and Hop Farm Annexation area, a Resource Corridor Conservation Plan shall be prepared for the Johnson Rancho and Hop Farm Annexation area. The Resource Corridor Conservation Plan shall demonstrate the preservation of open space corridors within the portions of the Johnson Rancho and Hop Farm Annexation area that are considered to have high-value habitat for special-status plant and wildlife species (i.e., Grasshopper Slough, Dry Creek, other waters of the U.S. or jurisdictional wetlands). In addition, the Resource Corridor Conservation Plan shall outline a long-term maintenance/funding strategy for biological resources within the Johnson Rancho and Hop Farm Annexation area. The Resource Corridor Conservation Plan shall be prepared by a qualified biologist and shall be submitted for the review and approval of the Planning Commission and/or City Council in conjunction with their review of the development application. The zoning or tentative map approval shall be conditioned to require implementation of the Resource Corridor Conservation Plan.*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		4.6-1(b) *In conjunction with the submittal of **each** future zoning or tentative map applications (after submittal of the first zoning or tentative map), should the pending Yuba-Sutter Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) be adopted by the City of Wheatland, the project applicant(s) shall participate and incorporate all applicable mitigation measures set forth in the NCCP/HCP. If the Yuba-Sutter NCCP/HCP has not yet been adopted, Mitigation Measures 4.6-1(c) and 4.6-1(d) shall be implemented.*	
		4.6-1(c) *In conjunction with the submittal of **each** future zoning or tentative map applications (after submittal of the first zoning or tentative map) for development within the Johnson Rancho and Hop Farm Annexation area, the project applicant(s) shall demonstrate compliance with the Resource Corridor Conservation Plan for the Johnson Rancho and Hop Farm Annexation area, subject to review and approval by the City Community Development Department.*	
		4.6-1(d) *In conjunction with the submittal of **each** future zoning or tentative map applications (after submittal of the first zoning or tentative map) for development within the Johnson Rancho and Hop Farm Annexation area, the project applicant(s) shall have a site-specific biological resources evaluation prepared by a qualified biologist,*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact		Level of Significance Prior to Mitigation	Mitigation Measures		Level of Significance After Mitigation
				and shall comply with all mitigation measures included in the biological resources evaluation, including, but not limited to, preconstruction surveys for any special-status plant or wildlife species that the biological resources evaluation determined to have the potential to exist on-site. The biological resources evaluation shall be subject to review and approval by the Planning Commission and/or City Council in conjunction with their review of the development application.	
4.6-2	Impacts to pallid bat, townsend's big-eared bat, Yuma myotis bat, fringed myotis bat, greater western mastiff-bat, long-eared myotis bat, and Pacific western big-eared bat.	PS	*4.6-2*	*Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	LS
4.6-3	Impacts to Swainson's hawk.	PS	*4.6-3*	*Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	LS
4.6-4	Impacts to western burrowing owl.	PS	*4.6-4*	*Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	LS
4.6-5	Impacts to other raptors.	PS	*4.6-5*	*Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	LS
4.6-6	Impacts to passerines/migratory songbirds.	PS	*4.6-6*	*Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	LS
4.6-7	Impacts to western spadefoot toad.	PS	*4.6-7*	*Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	LS
4.6-8	Impacts to giant garter snake.	PS	*Johnson Rancho Property*		LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		4.6-8 *Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	
4.6-9 Impacts to northwestern pond turtle.	PS	*Johnson Rancho Property* *4.6-9* *Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	LS
4.6-10 Impacts to essential fish habitat.	LS	*None required.*	N/A
4.6-11 Impacts to valley elderberry longhorn beetles.	PS	*4.6-11* *Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	LS
4.6-12 Impacts to special-status brachiopods.	PS	*4.6-12* *Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	LS
4.6-13 Impacts to wetlands and other waters of the U.S.	PS	*4.6-13(a)* *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"The project applicant(s) shall consult with the USACE with respect to potential impacts to any on-site wetlands. If the USACE determines that jurisdictional waters on or off the project site would not be impacted by the proposed project, no further mitigation is necessary. If the USACE determines that jurisdictional waters that may be impacted by the project are present on- or off-site, the appropriate CWA Section 404 permit shall be acquired by the applicant for the construction of the proposed project and the filling of the existing ditches, if*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		applicable. CWA Section 401 water quality certification or waiver will also be required. An individual permit under Section 404 of the Clean Water Act is required for impacts to waters of the U.S., including wetlands greater than 0.5 acres. As part of the individual permit, National Environmental Protection Act (NEPA) compliance and a Section 404(b) (1) Alternatives Analysis must be completed. In addition, Regional Water Quality Control Board certification is required pursuant to Section 401 of the Clean Water Act to obtain an individual permit. A copy of the approved Section 404 permit shall be provided to the Planning Director prior to the issuance of grading permits." *Compliance with this condition shall be ensured by the City Engineer prior to the approval of each tentative map.*	
		4.6-13(b) *The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"The project applicant(s) shall submit to the California Department of Fish and Game (CDFG) a formal wetland delineation based on current regulations of the USACE. If the CDFG determines that jurisdictional*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		waters on or off the project site would not be impacted by the proposed project, no further mitigation is necessary. If the CDFG determines that jurisdictional waters are present on- or off-site, which may be impacted by the project, a Streambed Alteration Agreement shall be obtained from CDFG, pursuant to Section 1600 of the California Fish and Game Code, for any activities affecting the bed, bank, or associated riparian vegetation. If required, the project applicant shall coordinate with CDFG in developing agreements or appropriate mitigation, and shall abide by the conditions of any executed agreements or permits for any work related to the development." *Compliance with this condition shall be ensured by the City Engineer prior to the approval of each tentative map.* *4.6-13(c)* *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"If the project would result in impacts to any jurisdictional wetlands identified within either the Hop Farm Property or the Johnson Rancho Property, the acreage of jurisdictional habitat removed shall be*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures		Level of Significance After Mitigation
			replaced on a "no-net-loss" basis in accordance with USACE and CDFG regulations. A conceptual on-site wetlands mitigation plan shall be submitted, including a wetlands replacement ratio, agreed upon with the USACE. The mitigation plan shall quantify the total jurisdictional acreage lost, describe creation/replacement ratio for acres filled, annual success criteria, potential mitigation-sites, and monitoring and maintenance requirements. The plan shall be prepared by a qualified biologist pursuant to, and through consultation with, USACE. The plan may include funding mechanisms for future maintenance of the wetland and riparian habitat, which may include an endowment or other funding from the project applicant." *Compliance with this condition shall be ensured by the City Engineer prior to the approval of each tentative map.*		
		4.6-13(d)	*Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	
4.6-14 Impacts to woodland resources.	PS	*4.6-14*	*In conjunction with the submittal of* ***each*** *zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the project applicant(s) shall prepare and submit an arborist report, at the discretion of the Planning Director. The report shall evaluate the structure and*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		vigor of each tree six inches or greater in dbh, as well as include recommendations for preservation of trees and removal of trees, which may be hazardous due to nature and extent of defects, compromised health, and/or structural instability and proximity to planned development activities. The applicant(s) shall comply with and implement the approved arborist report.	
4.6-15 Cumulative loss of biological resources in the City of Wheatland and the effects of ongoing urbanization in the region.	S	*4.6-15* *Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	SU
4.7 Archaeological and Historical Resources			
4.7-1 Disturbance or destruction of previously unknown archaeological resources within the proposed project site.	PS	*4.7-1(a)* *At the time of submittal of the **first** tentative map application within the Johnson Rancho and Hop Farm Annexation area, a Cultural Resources Master Plan shall be prepared for the project site by a qualified archaeologist and submitted for the City's review and approval. The Cultural Resources Master Plan shall include, but not be limited to, all of the recommendations included in the Cultural Resources Sensitivity Report. The Cultural Resources Master Plan shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the tentative map application review. In addition, in conjunction with the submittal of **each** tentative map application within the Johnson Rancho and Hop Farm*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Annexation area, site-specific cultural resources reports shall be prepared by a qualified archaeologist and submitted for the City's review and approval. The required mitigation measures shall be implemented by the project applicant(s).	
		4.7-1(b) *The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"During ground disturbance activities, an archeological monitor shall be present to oversee operations both on- and off-site. If any earth-moving activities uncover any concentrations of stone, bone or shellfish, any artifacts of these materials, or any evidence of fire (ash, charcoal, fire altered rock, or earth), work shall be halted in the immediate area of the find and shall not be resumed until after a qualified archaeologist has inspected and evaluated the deposit and determined the appropriate means of curation. The appropriate mitigation measures may include as little as recording the resource with the California Archaeological Inventory database or as much as excavation, recordation, and preservation of the sites that have outstanding cultural or historic significance."*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		4.7-1(c) *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"In the event that any archaeological deposits are discovered during construction or grading, further grading or trenching within 50 feet of the discovery shall be halted until a plan has been submitted to the Planning Director for the evaluation of the resource as required under current CEQA Guidelines. If evaluation concludes the archaeological deposit is eligible for inclusion on the California Register of Historic Resources, a plan for the mitigation of impacts to the resource shall also be submitted to the Community Development Department for approval."* *4.7-1(d)* *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"During construction, if bone is uncovered that may be human, the California Native American Heritage Commission, located in Sacramento, and the Yuba County Coroner shall be notified. Should human remains be found, all work shall be halted until final*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		disposition by the Coroner. Should the remains be determined to be of Native American descent, the Native American Heritage Commission shall be consulted to determine the appropriate disposition of such remains."	
4.7-2 Impacts to prehistoric sites within the project area.	PS	*4.7-2 In conjunction with the submittal of the **first** tentative map application within the Johnson Rancho and Hop Farm Annexation area, the prehistoric site that is indicated in the Cultural Resources Sensitivity Report shall be relocated and re-recorded. Efforts shall be made to avoid this resource and, if impacts cannot be avoided, the resource shall be evaluated for significance and integrity according to criteria set forth for the California Register of Historic Places. If the resource is eligible for the CRHP, mitigation including, but not limited to, the following shall be implemented: A qualified archaeologist shall conduct intensive surveys as project plans are refined and future environmental reviews are conducted. Special care shall be taken along Grasshopper Slough and the old Bear River channel. A program of augering shall be implemented in the bottomlands to estimate the thickness of mining debris layer, which will help refine expectations regarding the possibility of, and depth of, buried cultural deposits. Systematic sampling, by hand and or mechanical auger, shall be implemented according to a grid pattern across the bottomlands (roughly 4,800 meters long by 1,200 meters deep). The sampling data shall be supplemented*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		by existing geotechnical borelogs taken as part of previous Bear River levee investigations.	
4.7-3 Impacts to Johnson's Crossing.	PS	*4.7-3* *Implement Mitigation Measures 4.7-1(a-d).*	LS
4.7-4 Impacts to Camp Far West.	PS	*4.7-4(a)* *Implement Mitigation Measure 4.7-1(a-d).* *4.7-4(b)* *In conjunction with the submittal of the **first** tentative map application within the Johnson Rancho and Hop Farm Annexation area, historical documentation of Camp Far West by a qualified historian shall be prepared for review and approval of the Community Development Department. The historical documentation shall include, but not be limited to, for evidence of Camp Far West on-site and use of geophysical methods to research the absence of Camp Far West remains on-site. If resources are found and impacts anticipated, a research design/work plan, and formal evaluations should be completed to assess significance and integrity. The historical documentation, evaluations, and any preservation-related recommendations shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the tentative map review. The recommendations shall be implemented by the project applicant(s).*	LS
4.7-5 Impacts to the California Emigrant Trail.	PS	*4.7-5(a)* *Implement Mitigation Measures 4.7-1(a-d).* *4.7-5(b)* *In conjunction with the submittal of the **first** tentative map application within the area of the California*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Emigrant Trail, historical documentation of the California Emigrant Trail shall be prepared by a qualified historian, for review and approval of the Community Development Department, Bureau of Land Management, and National Park Service. The historical documentation shall include, but not be limited to, review and documentation of the California Emigrant Trail. The historical documentation and any preservation-related recommendations shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the tentative map review. The recommendations shall be implemented by the project applicant(s).	
4.7-6 Impacts to Webster's Ranch.	PS	*4.7-6(a)* *Implement Mitigation Measures 4.7-1(a-d).* *4.7-6(b)* *In conjunction with the submittal of the **first** tentative map application within the area including Webster's Ranch, an archaeological report shall be prepared by a qualified archaeologist, for review and approval of the Community Development Department. The report shall include, but not be limited to, a site record of Webster's Ranch, and archaeological subsurface testing. The archaeological report and recommended mitigation measures shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the tentative map review. The recommended mitigation measures shall be implemented*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		by the project applicant(s).	
4.7-7 Impacts to Hop Ranches.	PS	*4.7-7(a)* *Implement Mitigation Measures 4.7-1(a-d).* *4.7-7(b)* *In conjunction with the submittal of the **first** tentative map application within the Wheatland Hop Farm area, historical documentation and preservation of the Wheatland hop growers by a qualified historian shall be prepared for review and approval of the Community Development Department. The historical documentation shall include, but not be limited to, architectural structure recordation, historic photographs and other memorabilia including hop-specific machinery to be collected for preservation and displayed in a local museum exhibit. In addition, hop kilns shall be evaluated and considered for restoration and preservation. The historical documentation, evaluations, and any preservation-related recommendations shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the tentative map review. The recommendations shall be implemented by the project applicant(s).*	LS
4.7-8 Impacts to levees and dams.	PS	*4.7-8(a)* *Implement Mitigation Measures 4.7-1(a-d).* *4.7-8(b)* *In conjunction with the submittal of the **first** tentative map application within the Johnson Rancho and Hop Farm Annexation area, proof of recordation of the levees and dams shall be prepared by a qualified*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		archaeologist. The historical documentation and any preservation-related recommendations shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the tentative map review. The recommendations shall be implemented by the project applicant(s).	
4.7-9 Impacts to gold dredging tailings.	LS	*None required.*	N/A
4.7-10 Disturbance or destruction of previously unknown archaeological resources in combination with other development in the Wheatland area.	LS	*None required.*	N/A
4.8 Geology and Soils			
4.8-1 Damage to foundations, pavement, and other structures from expansive soils.	PS	*4.8-1(a)* *The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"In conjunction with submission of Improvement Plans for any development application within the Johnson Rancho and Hop Farm Annexation area, a final design-level geotechnical report shall be prepared and submitted to the City for review and approval. The geotechnical consultant shall consider the recommendations made in the Preliminary Geotechnical Engineering Reports prepared by Wallace-Kuhl &*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Associates, Inc. (April 2004) and ENGEO, Inc. (April 2005) including, but not limited to, the recommendations regarding expansive soils. The recommendations in the design-level geotechnical report shall be incorporated into the design of the infrastructure improvements." *Compliance with this condition shall be ensured by the City Engineer prior to the approval of Improvement Plans.* *4.8-1(b)* *The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"Prior to issuance of building permits, the recommendations of the final geotechnical report shall be incorporated into the individual building designs for the review and approval of the City Building Official."* *Compliance with this condition shall be ensured by the City Building Official prior to the issuance of building permits.*	
4.8-2 Impacts related to corrosive soils on-site.	PS	*4.8-2* *Implement Mitigation Measures 4.8-1(a) and (b).*	LS
4.8-3 Loss of structural support due to liquefaction.	PS	*4.8-3* *Implement Mitigation Measures 4.8-1(a) and (b).*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.8-4 Impacts related to seismic activity.	LS	*None required.*	N/A
4.8-5 Construction-related increases in soil erosion.	PS	*4.8-5* *The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"In conjunction with submission of Improvement Plans for any development application within the Johnson Rancho and Hop Farm Annexation area, the project applicant shall prepare and submit an erosion control plan for the City Engineer's review and approval. The erosion control plan shall be in compliance with the State Water Resources Control Board requirements established pursuant to the State General Construction Permit. The erosion control plan shall utilize standard construction practices to limit the erosion effects during construction. Measures could include, but are not limited to, the following:* • *Hydro-seeding;* • *Placement of erosion control measures within drainageways and ahead of drop inlets;* • *The temporary lining (during construction activities) of drop inlets with "filter fabric" (a specific type of geotextile fabric);*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		• *The placement of straw wattles along slope contours;* • *Directing subcontractors to a single designation "wash-out" location (as opposed to allowing them to wash-out in any location they desire);* • *The use of siltation fences; and* • *The use of sediment basins and dust palliatives.* *Compliance with this condition shall be ensured by the City Engineer prior to the approval of Improvement Plans.*	
4.8-6 Long-term geologic and seismic impacts from the proposed project in combination with existing and future developments in the Wheatland area.	LS	*None required.*	N/A
4.9 Hazards and Hazardous Materials			
4.9-1 Impacts from water supply wells.	PS	*4.9-1(a)* *The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson's Crossing and AKT Wheatland Ranch area, as well any development on the Dave Browne Property, Browne Cattle Company Property, or the Wheatland Parcels:* *"Prior to the issuance of a grading permit within 50 feet of a well, the applicant shall hire a licensed well*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		contractor to obtain a well abandonment permit from Yuba County Environmental Health Department, and properly abandon the on-site wells, pursuant to review and approval of the City Engineer and the Yuba County Environmental Health Department." *Compliance with this condition shall be ensured by the City Engineer prior to the issuance of grading permits.* *4.9-1(b)* *In conjunction with submittal of* ***each*** *zoning or tentative map application for any development within the Dave Browne Property, Browne Cattle Company Property, and Wheatland Parcels, a Phase I Environmental Site Assessment shall be prepared to determine if any on-site structures contain hazards and to identify soil contamination, potential hazards related to nearby properties, and the location of wells, aboveground storage tanks, stored items and debris. The Phase I Environmental Site Assessment shall identify and include mitigation measures necessary to reduce significant hazardous and hazardous materials impacts. The Phase I Environmental Site Assessment's recommendations and mitigation measures shall be implemented by the project applicant, and shall be reviewed and approved, and Planning Commission and/or City Council prior to approval of each zoning or tentative map application.*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.9-2 Impacts from facility storage tanks.	PS	*AKT Wheatland Ranch* *4.9-2(a) The City shall include the following as a condition of approval on **each** tentative map application for any development within the AKT Wheatland Ranch area:* *"If the area of the ranch operations hub is redeveloped, prior to issuance of grading permit, the aboveground and underground storage tanks shall be removed and properly abandoned, pursuant to review and approval of the City Engineer and the Yuba County Environmental Health Department."* *Compliance with this condition shall be ensured by the City Engineer prior to the issuance of grading permits.* *Dave Browne, Browne Cattle Company, and Wheatland Parcels* *4.9-2(b) Implement Mitigation Measure 4.9-1(b).*	LS
4.9-3 Impacts from debris and other on-site farm implements.	PS	*Johnson's Crossing* *4.9-3(a) The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson's Crossing area:* *"If during removal of all on-site debris by the project contractor visual or olfactory evidence of potential soil*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		contamination is observed, the project applicant shall contact Wallace Kuhl & Associates, Inc. (or other similarly qualified firm), the property owner, the City, and the Yuba County Environmental Health Department for further assessment. If these parties determine that the items are not hazardous, they shall be removed and discarded in accordance with local standards at the expense of the applicant. If these parties determine that subsurface hazardous substances are located on-site, these substances shall be removed and the soil remediated to the satisfaction of the City of Wheatland and the Yuba County Environmental Health Department, at the expense of the applicant." *Compliance with this condition shall be ensured by the City Engineer during site clearing.* *Dave Browne, Browne Cattle Company, and Wheatland Parcels* *4.9-3(b) Implement Mitigation Measure 4.9-1(b).* *If the Phase I Environmental Site Assessment determines the presence of soil contamination under debris piles, the project contractor shall implement Mitigation Measure 4.9-3(a) to the satisfaction of the City of Wheatland and the Yuba County Environmental Health Department, at the expense of the applicant(s).*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.9-4 Impacts from Polychlorinated Biphenyls (PCBs).	PS	*Dave Browne, Browne Cattle Company, and Wheatland Parcels* *4.9-4 Implement Mitigation Measure 4.9-1(b).* *If the Phase I Environmental Site Assessment determines the presence of PCB transformers, the transformers shall be disposed of subject to the regulations of the Toxic Substances Control Act (TSCA) under the authority of the Yuba County Environmental Health Department.*	LS
4.9-5 Impacts from the presence of a septic system.	PS	*Johnson's Crossing and AKT Wheatland Ranch* *4.9-5(a) The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson's Crossing and AKT Wheatland Ranch area:* *"Prior to the issuance of grading permits within 50 feet of a septic tank, the applicant shall hire a qualified geotechnical engineer, and properly abandon the on-site septic systems, pursuant to review and approval of the City Engineer and the Yuba County Environmental Health Department."* *Compliance with this condition shall be ensured by the City Engineer prior to the issuance of grading permits.*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Dave Browne, Browne Cattle Company, and Wheatland Parcels *4.9-5(b) Implement Mitigation Measure 4.9-1(b).* *If septic systems are located on-site, the applicant shall implement Mitigation Measure 4.9-5(a) to the satisfaction of the City of Wheatland and the Yuba County Environmental Health Department, at the expense of the applicant(s).*	
4.9-6 Impacts from existing on-site structures and exposure to asbestos and lead-based paint.	PS	*4.9-6 The City shall include the following as a condition of approval on* ***each*** *tentative application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"Prior to issuance of a demolition permit by the City for any on-site structures, the project proponent shall provide a site assessment that determines whether any structures to be demolished contain lead-based paint. If structures do not contain lead-based paint, further mitigation is not required. If lead-based paint is found, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with federal, State, and local regulations. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead. The contractor shall take appropriate precautions to protect his/her workers, the*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		surrounding community, and to dispose of construction waste containing lead paint in accordance with federal, State, and local regulations subject to approval of the City Engineer." *And* *"Prior to issuance of a demolition permit by the City for any on-site structures, the project proponent shall provide a site assessment that determines whether any structures to be demolished contain asbestos. If structures do not contain asbestos, further mitigation is not required. If any structures contain asbestos, the application for the demolition permit shall prepare and implement an asbestos abatement plan consistent with federal, State, and local standards, subject to approval by the City Engineer."* *Compliance with these conditions shall be ensured by the City Engineer prior to the issuance of a demolition permit.*	
4.9-7 Impacts from the presence of pesticide and/or herbicide residues in property site soils.	PS	*Wheatland Hop Farm* *4.9-7(a)* *In conjunction with the submittal of* ***each*** *zoning or tentative map application for any development within the Wheatland Hop Farm area, a soil assessment shall be prepared with surficial soil samples to determine the presence of pesticides. If pesticide concentrations are*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		higher than the allowable threshold are detected, the assessment shall include the appropriate mitigation including, but not limited to, soil remediation to an acceptable TTLC level per applicable State and federal regulations. The soil assessment and recommended mitigation measures shall be implemented by the project applicant, and shall be reviewed and approved, and Planning Commission and/or City Council prior to approval of each zoning or tentative map application. *Dave Browne, Browne Cattle Company, and Wheatland Parcels* *4.9-7(b) Implement Mitigation Measure 4.9-1(b).* *The Phase I Environmental Site Assessment shall include surficial soil samples to determine the presence of pesticides. If pesticide concentrations are higher than the allowable threshold are detected, the assessment shall include the appropriate mitigation including, but not limited to, soil remediation to an acceptable TTLC level per applicable State and federal regulations, as identified in the Phase I Environmental Site Assessment.*	
4.9-8 Impacts related to emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an	LS	*None required.*	N/A

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
existing or proposed school.			
4.9-9 Impacts related to potential impairment of emergency response and evacuation plans.	LS	*None required.*	N/A
4.9-10 Long-term hazard-related impacts from the proposed project in combination with existing and future developments in the Wheatland area.	LS	*None required.*	N/A
4.10 Hydrology and Water Quality			
4.10-1 Impact from project stormwater runoff.	PS	*4.10-1(a) In conjunction with submittal of **first** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the applicant shall submit a Master Drainage Plan for the Johnson Rancho and Hop Farm Annexation project area for review and approval of the City Engineer. The drainage study shall incorporate recommendations set forth in the Johnson Rancho and Hop Farm Annexation Draft Master Drainage Study, dated July 2010. The Master Drainage Plan shall also incorporate a fee mechanism for the City to collect from future tentative map applications and reimburse for the preparation of the Master Drainage Plan. The Master Drainage Plan and fee mechanism shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the review of the zoning or tentative map application.*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		4.10-1(b) *In conjunction with submittal of **first** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the applicant(s) shall submit a long-term maintenance and funding strategy for the necessary improvements for detention basin and POND R3 for the Johnson Rancho and Hop Farm Annexation project area. The maintenance and funding strategy shall include coverage of the City's ongoing costs for maintenance and capital replacement, as well as regulatory compliance. The maintenance and funding strategy shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the review of the zoning or tentative map application.*	
		4.10-1(c) *In conjunction with submittal of **each** subsequent zoning or tentative map application for development within the Johnson Rancho and Hop Farm Annexation area, the applicant shall be required to submit a site-specific drainage plan. The site-specific drainage plan shall be reviewed to ensure consistency with the Master Drainage Plan. The site-specific drainage plan shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the review of the zoning or tentative map application.*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures		Level of Significance After Mitigation
		4.10-1(d)	*The City shall include the following as a condition of approval on **each** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"Prior to the issuance of building permits, the applicant shall pay fair-share fees for the Master Drainage Plan as well as for the necessary improvements for detention basin and POND R3, for review and approval of the Community Development Department."* *Compliance with this condition shall be ensured by the Community Development Department prior to the issuance of building permits.*	
4.10-2 Detention basin maintenance.	PS	*4.10-2*	*In conjunction with the submittal of the **first** tentative map for any development within the Johnson Rancho and Hop Farm Annexation area, the applicant(s) shall submit a long-term maintenance and funding strategy for the drainage improvements. The strategy shall include, but not be limited to, the following:* • *Dispersion of alluvial sediment deposition at inlet structures, thus limiting the extended localized ponding of water;* • *Periodic sediment removal;* • *Monitoring of the facility to ensure the site is completely and properly drained;*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures		Level of Significance After Mitigation
			• *Outlet riser cleaning;* • *Vegetation management to prevent marsh vegetation from taking hold, and to limit habitat for disease-carrying fauna;* • *Removal of graffiti, grass trimmings, weeds, tree pruning, leaves, litter, and debris;* • *Preventative maintenance on monitoring equipment;* • *Vegetative stabilization of eroding banks and basal areas;* • *Animal and vector control;* • *Structural inspection; and* • *Funding plan for the above strategies.* *The long-term maintenance and funding strategy for the drainage improvements shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the review of the zoning or tentative map application.*	
4.10-3 Degradation of water quality.	PS	*4.10-3*	*The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"Prior to issuance of grading permits, the applicant(s) shall obtain an NPDES Construction General Permit*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		from the Regional Water Quality Control Board. The permit is required to control both construction and operation activities that may adversely affect water quality. To obtain coverage under this General Permit, the appropriate Legally Responsible Person (LRP) must electronically file Permit Registration Documents (PRDs), which include a Notice of Intent (NOI), a Storm Water Pollution Prevention Plan (SWPPP), and other documents required by the General Permit, and mail the appropriate permit fee to the SWRCB. In addition, a Risk Level Assessment shall be completed in accordance with SWRCB Order No. 2009-0009-DWQ. The SWPPP shall describe the erosion and sediment controls using Best Management Practices (BMPs) and Best Available Technologies (BATs). The SWPPP shall also include means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control. Typical BMPs that could be used during construction of the proposed projects include, but are not limited to temporary facilities such as straw wattles and sandbags. Temporary facilities will capture a majority of the siltation resulting from construction activities prior to discharging into existing natural channels. The construction contractor shall be required to comply with the permit and implement, monitor, and maintain all BMPs during construction to ensure they function properly for review and approval of the City	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Engineer." *Compliance with this condition shall be ensured by the City Engineer prior to the issuance of grading permits and during construction.*	
4.10-4 Impacts to groundwater recharge.	LS	*None required.*	N/A
4.10-5 Impacts related to regional flooding.	PS	*4.10-5(a)* *The City shall include the following as a condition of approval on each tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"Prior to recording any Final Map, the applicant(s) shall prepare and submit a grading plan with hydraulic analysis that demonstrates that the developable area would no longer be in a special flood hazard area (as defined by the then-applicable City Floodplain Management Ordinance [Wheatland Municipal Code chapter 15.12]) in accordance with the then-applicable City Floodplain Management Ordinance. The plan will be subject to review and approval by the City Engineer and the final map will not be approved until after the City Engineer has approved the plan.* *Or* *Prior to recording any Final Map, the applicant(s) shall show proof that all structures are designed to be at least*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		two feet above the base flood elevation in accordance with the then-applicable City Floodplain Management Ordinance, for review and approval by the City Engineer." *Compliance with this condition shall be ensured by the City Engineer prior to the recording of any Final Map.* *4.10-5(b)* *Project development and subsequent project-related approvals shall comply with and be subject to the Central Valley Flood Protection Plan to be adopted by the State, pursuant to Government Code section 65302.9, the related implementing amendments to the Wheatland General Plan and zoning code, and the limitations of Government Code sections 65865.5, 65962 and 66474.5.*	
4.10-6 Cumulative increases in peak stormwater flows into the existing drainage system and regional flooding.	LS	*None required.*	N/A
4.10-7 Cumulative adverse impacts to water quality.	LS	*None required.*	N/A
		4.11 Mineral Resources	
4.11-1 Loss of availability of a known State, regional, and/or locally valuable mineral resource.	LS	*None required.*	N/A

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.11-2 Long-term loss of mineral resource availability from the proposed project in combination with existing and future developments in the City of Wheatland study area.	LS	*None required.*	N/A
4.12 Population, Employment, and Housing			
4.12-1 Impacts to jobs-to-housing ratio.	LS	*None required.*	N/A
4.12-2 Long-term impacts to population, housing, employment, and jobs-to-housing ratio from the proposed project in combination with existing and future developments in the Wheatland area.	S	*None feasible.*	SU
4.13 Public Services and Utilities			
4.13-1 Adequate water supply and delivery for new residents.	PS	*Hop Farm and Johnson Rancho Properties* *4.13-1(a) In conjunction with the submittal of the **first** zoning or tentative map application for development within the Johnson Rancho and Hop Farm Annexation area, to ensure proper management of groundwater supply, the applicant(s) shall submit a long term groundwater monitoring plan for the project wells to ensure that the new concentration of urban supply wells is not causing groundwater depletion, nor adversely affecting the City's water supply. The monitoring plan shall include*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		an appropriate funding mechanism for the implementation of the plan. The groundwater monitoring plan and funding mechanism shall be reviewed and approved by the Planning Commission and/or City Council prior to approval of the first zoning or tentative map application. *4.13-1(b)* *In conjunction with the submittal of **each** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, a Water Supply Verification (SB 221) shall be conducted to ensure that sufficient water supply needed for the project is available and can be provided by the City. The Water Supply Verification showing adequate supply for the Hop Farm portion of the project shall be reviewed and approved by the Planning Commission and/or City Council prior to approval of the each zoning or tentative map application.* *Hop Farm Property* *4.13-1(c)* *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Hop Farm area:* *"Prior to issuance of building permits, the applicant(s) shall pay the City's Development Water Impact Fees, as*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		determined by the City Engineer and Department of Public Works." *Compliance with this condition shall be ensured by the City Engineer prior to the issuance of building permits.* *Johnson Rancho Property* *4.13-1~~(c)~~(d) The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson Rancho area:* *"Prior to issuance of building permits for any future development within the Johnson Rancho portion of the project, the City of Wheatland Public Facilities Financing Plan shall be updated to include the water supply and conveyance improvements, and their associated costs, needed to provide the water required by the Johnson Rancho portion of the proposed project. The project applicant(s) within the Johnson Rancho portion of the project site shall be required to pay the City's updated Water Impact Fees, as determined by the City Engineer and Department of Public Works."* *Compliance with this condition shall be ensured by the City Engineer prior to the issuance of building permits.*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.13-2 Adequate wastewater facilities for new residents.	S	*Johnson Rancho and Hop Farm Properties* *4.13-2(a) Should plans and a fee program for a new regional WWTP that includes the City of Wheatland be approved prior to submittal of the **first** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the project applicant(s) shall comply with the plans and fee program for the WWTP including, but not limited to, payment of any applicable fees. If plans for a new regional WWTP that includes the City of Wheatland have not been approved prior to submittal of the **first** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, Mitigation Measures 4.13-2(b) through 4.13-2(f) shall be implemented.* *4.13-2(b) The City shall not approve any tentative map for the proposed project until after the City has approved and implemented a WWTP construction plan and related financing plan.* *Hop Farm Property* *4.13-2(c) The City shall include the following as a condition of approval on **each** tentative map application for any development within the Hop Farm area:*	SU

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		"Prior to issuance of building permits, the project applicant(s) shall be required to pay the City's Wastewater Development Impact Fees, as determined by the City Engineer." *Compliance with this condition shall be ensured by the City Engineer prior to the issuance of a building permit.* *4.13-2(d)* *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Hop Farm area:* *"Prior to occupancy, adequate wastewater treatment and sewer collection system capacity shall exist to accommodate the project, as determined by the City Engineer."* *Compliance with this condition shall be ensured by the City Engineer prior to the occupancy of any buildings.* *Johnson Rancho Property* *4.13-2(e)* *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho area:*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		"Prior to issuance of building permits for any future development within the Johnson Rancho portion of the project, the City of Wheatland Public Facilities Financing Plan shall be updated to include the sewer treatment and conveyance improvements, and their associated costs, needed to accommodate the 3.832 MGD ADWF sewer demand created by the Johnson Rancho portion of the proposed project. The project applicant(s) within the Johnson Rancho portion of the project site shall be required to pay the City's updated Wastewater Development Impact Fees, as determined by the City Engineer." *Compliance with this condition shall be ensured by the City Engineer prior to the issuance of building permits.*	
		4.13-2(f) *The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson Rancho area:* *"Prior to occupancy, adequate wastewater treatment and sewer collection system capacity shall exist to accommodate the project, as determined by the City Engineer."* *Compliance with this condition shall be ensured by the City Engineer prior to the occupancy of any buildings.*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.13-3 Need for additional waste disposal/recycling services.	PS	*4.13-3* *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"Prior to the issuance of grading permits for the Johnson Rancho and Hop Farm Annexation project, the project applicant(s) shall submit a recycling plan for construction materials to the City for review and approval. The plan shall include that all materials that would be acceptable for disposal in the sanitary landfill be recycled/reused. Documentation of the material type, amount, where taken and receipts for verification and certification statements shall be included in the plan. The project applicant(s) shall cover all staff costs related to the review, monitoring and enforcement of this condition through the deposit account."* *Compliance with this condition shall be ensured by the Community Development Department prior to the issuance of grading permits.*	LS
4.13-4 Adequate ratio of law enforcement personnel to residents.	PS	*Hop Farm Property* *4.13-4(a)* *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Hop Farm area:*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		"Prior to issuance of building permits, the applicant(s) shall be required to pay the City's Police Development Impact Fees." *Compliance with this condition shall be ensured by the Community Development Department prior to the issuance of building permits.* *Johnson Rancho Property* *4.13-4(b)* *The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson Rancho area:* *"Prior to issuance of building permits for any future development within the Johnson Rancho portion of the project, the City of Wheatland Public Facilities Financing Plan shall be updated to include the law enforcement personnel and equipment, and their associated costs, needed to provide adequate service to the Johnson Rancho portion of the proposed project. The project applicant(s) within the Johnson Rancho portion of the project site shall be required to pay the City's updated Police Development Impact Fees."* *Compliance with this condition shall be ensured by the Community Development Department prior to the*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		issuance of building permits.	
4.13-5 Adequate fire protection services available to new residents.	PS	*Hop Farm Property* *4.13-5(a) The City shall include the following as a condition of approval on **each** tentative map application for any development within the Hop Farm area:* *"Prior to issuance of building permits, the applicant(s) shall be required to pay the City's Fire Protection Development Impact Fees."* *Compliance with this condition shall be ensured by the Community Development Department prior to the issuance of building permits.* *4.13-5(b) The City shall include the following as a condition of approval on **each** zoning or tentative map application for any development within the Hop Farm area:* *"Prior to approval of Improvement Plans for any subsequent development applications within the Hop Farm portion of the project site, the plans shall include fire sprinkler systems in all buildings per UFC and UBC standards, as determined by the WFA Fire Chief and City Engineer. In addition, the improvement plans shall demonstrate that minimum fire flows can be provided, as follows (unless otherwise approved by the WFA Fire*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Chief): 3,500 gpm for business and commercial areas and 1,000 gpm for all single family dwellings. Greater flows shall be required by the Fire Chief and/or Uniform Fire Code for multiple-family dwellings." *Compliance with the condition shall be ensured by the City Engineer and Fire Chief prior to the approval of Improvement Plans.* *Johnson Rancho Property* *4.13-5(c) The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson Rancho area:* *"Prior to issuance of building permits for any future development within the Johnson Rancho portion of the project, the City of Wheatland Public Facilities Financing Plan shall be updated to include the fire protection personnel and equipment, and their associated costs, needed to provide adequate service to the Johnson Rancho portion of the proposed project, including but not limited to a new three-bay fire station. The project applicant(s) within the Johnson Rancho portion of the project site shall be required to pay the City's updated Fire Protection Development Impact Fees."*	

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures		Level of Significance After Mitigation
			Compliance with this condition shall be ensured by the Community Development Department prior to the issuance of building permits.	
		4.13-5(d)	*The City shall include the following as a condition of approval on **each** zoning or tentative map application for any development within the Johnson Rancho area:* *"Prior to approval of Improvement Plans for any subsequent development applications within the Johnson Rancho portion of the project site, the plans shall include fire sprinkler systems in all buildings per UFC and UBC standards, as determined by the WFA Fire Chief and City Engineer. In addition, the improvement plans shall demonstrate that minimum fire flows can be provided, as follows (unless otherwise approved by the WFA Fire Chief): 3,500 gpm for business and commercial areas and 1,000 gpm for all single family dwellings. Greater flows shall be required by the Fire Chief and/or Uniform Fire Code for multiple-family dwellings."* *Compliance with the condition shall be ensured by the City Engineer and Fire Chief prior to the approval of Improvement Plans.*	
4.13-6 Number of enrolled students exceeding capacity.	PS	*4.13-6*	*The City shall include the following as a condition of approval on **each** tentative map application for any*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures		Level of Significance After Mitigation
			development within the Johnson Rancho and Hop Farm Annexation area: *"The applicant(s) shall be required to pay all applicable school impact fees in effect at the time of building permit issuance."* *Compliance with the condition shall be ensured by the Community Development Department prior to the issuance of building permits.*	
4.13-7 Adequate provision of parks and recreation space for new residents.	PS	*4.13-7(a)* *4.13-7(b)*	*In conjunction with the submittal of the **first** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the map shall indicate that a ratio of at least five acres of park for every 1,000 residents is provided, for the review and approval of the Wheatland Community Development Director.* *The project applicant for **each** subsequent zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, shall pay the appropriate in lieu park fee at the time of recording the Final Map, as determined by the Wheatland Community Development Director.*	LS
4.13-8 Increase in electricity and natural gas demand.	PS	*4.13-8*	*The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm*	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Annexation area: *"Prior to issuance of building permits, the applicant shall coordinate with PG&E and the City of Wheatland to determine the electrical and gas utilities and/or easements needed to serve the project. The Improvement Plans for the project(s) shall incorporate the necessary easements and improvements for the review and approval by the City Engineer. The applicant(s) shall be responsible for all costs associated with the identified improvements."* *Compliance with this condition shall be ensured by the City Engineer prior to the issuance of building permits.*	
4.13-9 Increase in demand for additional public services and utilities as a result of the proposed project and other projects proposed in the Wheatland area.	S	*None feasible.*	SU

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant* PS = *Potentially Significant*; SU = *Significant and Unavoidable*

3. PROJECT DESCRIPTION

For clarification purposes, page 3-7 of Chapter 3, Project Description, of the Draft EIR is hereby revised as follows:

> Johnson Rancho
>
> The Johnson Rancho portion is currently located outside the Wheatland city limits but within the existing Wheatland SOI. The Johnson Rancho portion would include the annexation of the entire ~~3,357~~3,461-acre Johnson Rancho portion to the City of Wheatland. For this annexation to occur, the City Council or property owner must approve and submit an annexation application to the Yuba County Local Agency Formation Commission (LAFCo) for approval.

The above change is for clarification purposes only and does not alter the conclusions in the Draft EIR.

For clarification purposes, the list of Required Public Approvals on page 3-22 of Chapter 3, Project Description, of the Draft EIR is hereby revised as follows:

> The proposed project requires the following discretionary actions by the Wheatland City Council and, as noted, Yuba County LAFCo:
>
> - Certification of the EIR;
> - Approval of an Annexation Resolution for the entire 4,149-acre site;
> - Approval of an Amendment to the General Plan Land Use Diagram for the portion of the project site designated Urban Reserve in the 2006 General Plan, including adding a Very Low Density Residential (VLDR) Land Use Designation to the Land Use Diagram and General Plan Policy Document;
> - Approval of an Amendment to the General Plan Circulation Diagram;
> - Prezoning of 4,136 acres to Planned Development (PD) zoning and associated approval of Stage 1 Development Plans (Johnson Rancho and Hop Farm portions of the project);
> - Prezoning of Wheatland Annexation Parcels totaling 13 acres; ~~and~~
> - Approval of potential Development Agreement(s)~~.~~; and
> - Approval of a Change of Organization by Yuba County LAFCo consisting of annexation(s) to the City of Wheatland and Detachment from the Wheatland Water District, as determined necessary.
>
> ~~It should be noted that, upon approval of the Annexation Resolution by the City of Wheatland, the annexation of the site and detachment from the Wheatland Water District will also be required to be approved by Yuba County LAFCo.~~

The above changes are for clarification purposes only and do not alter the conclusions in the Draft EIR.

4.2 LAND USE AND AGRICULTURAL RESOURCES

For clarification purposes, the last sentence on page 4.2-3 of the Draft EIR, Chapter 4.2, Land Use and Agricultural Resources, is hereby revised as follows:

> As also indicated in Figure 4.2-1, the Johnson Rancho portion of the project site was designated as Urban Reserve in the 2006 Wheatland General Plan Update.

The above change is for clarification purposes only and does not alter the conclusions in the Draft EIR.

For clarification purposes, page 4.2-16 of the Draft EIR, Chapter 4.2, Land Use and Agricultural Resources, is hereby revised as follows:

> **Government Code Section 56064**
>
> Yuba County LAFCo defines Prime Farmland specifically based on Government Code Section 56064 and evaluates annexation proposals in part based on this definition, as follows:
>
> > "Prime agricultural land" means an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use and that meets any of the following qualifications:
> > (a) Land that qualifies, if irrigated, for rating as class I or class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not land is actually irrigated, provided that irrigation is feasible.
> > (b) Land that qualifies for rating 80 through 100 Storie Index Rating.
> > (c) Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Range and Pasture Handbook, Revision 1, December 2003.
> > (d) Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars ($400) per acre.
> > (e) Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred dollars ($400) per acre for three of the previous five calendar years.

The above changes are for clarification purposes only and do not alter the conclusions in the Draft EIR.

For clarification purposes, Table 4.2-3 on page 4.2-18 of Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR is hereby revised as follows:

Table 4.2-3
Proposed Project Soil Index and Capability Classifications

Soil Map Units		Storie Index Rating	Soil Capability Classifications
137	Columbia fine sandy loam, 0 to 1 percent slopes	85	2s (irrigated) 3s (non-irrigated)
138	Columbia fine sandy loam, 0 to 1 percent slopes, occasionally flooded	43	2w (irrigated) 3w (non-irrigated)
141	Conejo loam, 0 to 2 percent slopes	90	1 (irrigated) 3c (non-irrigated)
162	Holillipah loamy sand, 0 to 1 percent slopes, occasionally flooded	49	3s (irrigated) 4s (non-irrigated)
169	Horst sandy loam, 0 to 1 percent slopes	81	1 (irrigated) 3c (non-irrigated)
170	Horst silt loam, 0 to 2 percent slopes	95	1 (irrigated) 3c (non-irrigated)
203	Perkins loam, 0 to 2 percent slopes	81	1 (irrigated) 3c (non-irrigated)
208	Redding gravelly loam, 3 to 8 percent slopes	14	4e (irrigated and non-irrigated)

Source: USDA Soil Conservation Service, 1977.; http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx, accessed September 15, 2011.

For clarification purposes, the following paragraph on page 4.2-34 in Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR is hereby revised as follows:

> Regarding the agricultural lands east of the Hop Farm project site, given that these lands are part of the Johnson Rancho portion of the project, any potential land use incompatibilities resulting from these agricultural lands would be considered temporary, as the entirety of the Johnson Rancho portion of the project site is anticipated to be developed in the long-term. However, in the short-term, active agricultural operations on the lands east of the Hop Farm property (i.e., AKT Ranch), could result in the generation of dust, noise, and drift of agricultural chemicals, which could create incompatibilities with the sensitive land uses proposed for the Hop Farm Property. However, all pesticide applications must be made in accordance with the product's label. In addition, Title 3 of the California Code of Regulations (Division 6, Chapter 3, Subchapter 2, Article 1, Section 6600 [General Standard of Care]) states that each person performing pest control shall follow certain procedures including the following:
>
> - Use only pest control equipment which is in good repair and safe to operate;
> - Perform all pest control in a careful and effective manner;
> - Use only methods and equipment suitable to insure proper application of pesticides;

- Perform all pest control under climatic conditions suitable to insure proper application of pesticides; and
- Exercise reasonable precautions to avoid contamination of the environment.

Furthermore, the Yuba County Agricultural Commissioner has indicated that in order for farmers to get clearance on spraying restricted material pesticides, they first need to request and obtain a permit from the Agricultural Commissioner. As part of this process, the Agricultural Commissioner reviews the proposed types of agricultural chemicals and application methods as well as the uses surrounding the agricultural lands that would be sprayed. The Agricultural Commissioner uses a variety of conditions that he can apply to any pesticide permit, such as only permitting pesticide applications during favorable wind conditions, or restricting aerial application within a certain distance of nearby residential receptors and only allowing ground spraying. In summary, if the Hop Farm property precedes the development of the AKT Ranch portion of the Johnson Rancho property, the AKT orchard operator would need to obtain a pesticide permit from the Yuba County Agricultural Commissioner, if applicable, and follow product labeling and the California Code of Regulations procedures, which ~~who~~ would ensure ~~that appropriate restrictions are placed on AKT's permit to ensure that~~ the limited residential uses on the Hop Farm property are not adversely affected.

The above changes are for clarification purposes only and do not alter the conclusions in the Draft EIR.

For clarification purposes, Mitigation Measure 4.2-1 on page 4.2-36 of Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR is hereby revised as follows:

4.2-1 *The project applicant shall inform and notify prospective buyers in writing, prior to purchase, about existing and on-going agriculture activities in the immediate area in the form of a disclosure statement. The notifications shall disclose that the Wheatland area is an agriculture area subject to ground and/or aerial applications of ~~chemical~~ pesticides, fertilizers, and other chemicals, and early morning or nighttime farm operations, which may create noise, dust, et cetera, and provide that such agricultural operations shall not be considered a nuisance. The language and format of such notification shall be reviewed and approved by the City Attorney and the Agricultural Commissioner prior to recording the* ***first*** *final map. Each disclosure statement shall be acknowledged with the signature of each prospective property owner and shall be recorded with the deed of each property, in accordance with California Civil Code § 1103.4.*

The above changes are for clarification purposes only and do not alter the conclusions in the Draft EIR.

For clarification purposes, page 4.2-38 of Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR is hereby revised as follows:

> Patterson Sand and Gravel is also located south of the southeastern corner of the Johnson Rancho property (i.e., the Johnson's Crossing property) at 8705 Camp Far West Road. ~~However~~ Currently, at its closest point, Patterson Sand and Gravel is located just over 0.6 miles from the southern boundary of the Johnson Rancho property. However, the Patterson Sand and Gravel mining plan would extend mining operations to within 600 feet of the proposed project boundary.
>
> The Stage 1 Development Plan prepared for the Johnson Rancho portion of the project, which provides general development standards for the Planned Development zoning that will be applied to the overall project site, includes language requiring the careful design of future on-site development to ensure that adequate buffers and/or setbacks are included in the development's design to minimize incompatibilities with adjacent uses. In addition, as noted in the Johnson Rancho Stage One Development Plan (page 1-4), the southern portion of the proposed project area is anticipated to include an open space area to serve as a buffer from adjacent land uses to the south. In addition, the actual mining and reclamation activities would only occur in response to the market demand for the mine materials. Similarly, the proposed project would be built out in response to the market. It is important to note that future project applications within the Johnson Rancho project would undergo further review at the City to ensure land use compatibility with surrounding uses. Therefore, the additional review of future project plans, the current planning for open space buffers, and distance to mining activities~~, which~~ would be more than sufficient to eliminate any potential incompatibilities resulting from operational dust and noise associated with this facility.

The above change is for clarification purposes only and does not alter the conclusions in the Draft EIR.

Page 4.2-69 of Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR is hereby revised as follows:

> Mitigation Measure(s)
> The following ~~Potential~~ mitigation requiring ~~for impacts related to the conversion of Prime Farmland to urban uses could include~~ the ~~purchasing~~ purchase of agricultural conservation easements ~~outside the project area. However, it should be noted that this mitigation~~ would not create new agricultural land; rather, the mitigation would simply preserve existing agricultural land elsewhere. ~~Consistent with the Wheatland General Plan EIR, feasible mitigation measures do not exist to reduce the above impact to a less-than-significant level.~~ Therefore, the impact would remain *significant and unavoidable*.

*4.2-7 Prior to recording **any** final map for portions of the project site located on Prime Farmland, the project applicant shall obtain and dedicate a conservation easement for the purposes of ensuring continued agricultural viability of lands equal in acreage to the amount of land removed from agricultural operation within the project site. The lands covered within this easement or easements shall be within Yuba County, and shall have equal or greater ratings under the Soil Classification System of the California Department of Conservation or its equivalent in the event that a County-wide program is developed. This easement shall remain in effect in perpetuity and shall be dedicated to Yuba County or a non-profit agricultural conservation association approved by the County. The location and amount of agricultural acreage would also be subject to the review and approval of the City Council.*

The above changes are for clarification purposes only and do not alter the conclusions in the Draft EIR.

In addition, based on the above revision, page 4.2-70 of Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR is hereby revised as follows:

Mitigation Measure(s)
The following ~~Feasible~~ mitigation measure~~s~~ ~~do not exist to~~ would reduce the above impact, but not to a less-than-significant level. Therefore, the impact would remain *significant and unavoidable*.

4.2-8 Implement Mitigation Measure 4.2-7.

The above changes are for clarification purposes only and do not alter the conclusions in the Draft EIR.

4.3 TRANSPORTATION AND CIRCULATION

For clarification purposes, page 4.3-2 of Chapter 4.3, Transportation and Circulation, of the Draft EIR is hereby revised as follows:

Camp Far West Road / McCourtney Road. Camp Far West Road is a rural road that links Placer County with Yuba County via Spenceville Road in the area east of the project near the Beale AFB's south gate. Camp Far West Road originates at an intersection on Spenceville Road and continues southerly to the Camp Far West Reservoir dam, south of which the route becomes McCourtney Road. McCourtney Road extends for another 15 miles to the Lincoln city limits. In the northerly direction, Camp Far West Road ultimately connects to SR 20. New traffic counts conducted for this study in 2009 revealed that Camp Far West Road carried 630 ADT between Spenceville Road and the Placer County line. McCourtney Road carried 770 ADT between the Yuba County line and Riosa

Road, with the volume rising to 1,600 ADT between Riosa Road and the Lincoln city limits.

The above change is for clarification purposes and does not alter the conclusions in the Draft EIR.

For clarification purposes, Table 4.3-11 on page 4.3-32 in Chapter 4.3, Transportation and Circulation, of the Draft EIR is hereby revised as shown on the following page. The change is for clarification purposes and does not alter the conclusions in the Draft EIR.

For clarification purposes, the first item on the bulleted list of Mitigation Measure 4.3-1(b) on page 4.3-37 of Chapter 4.3, Transportation and Circulation, of the Draft EIR is hereby revised as follows:

- *Widen SR 65 to four lanes in the area between the Northern Ring Road and the Wheatland Expressway;*

The above change is for clarification purposes and does not alter the conclusions in the Draft EIR.

For clarification purposes, Table 4.3-13 on page 4.3-47 in Chapter 4.3, Transportation and Circulation, of the Draft EIR is hereby revised as shown on the following page. The change is for clarification purposes and does not alter the conclusions in the Draft EIR.

4.5 NOISE

Impact 4.5-6, starting on page 4.5-29 of Chapter 4.5, Noise, of the Draft EIR is hereby clarified as follows:

4.5-6 Impacts related to exposure of sensitive receptors to aviation noise from the Beale AFB that exceeds the acceptable noise standards.

The Beale AFB Airport Land Use Compatibility Plan (ALUCP) is associated with several jurisdictions and their associated plans and regulations, including the City of Marysville, the City of Wheatland, Yuba County, and Sutter County. The ALUCP utilized the "current mission" CNEL contours to represent the long-range (20+ years) noise impacts of Beale AFB. The contours are identified by the following four CNEL ranges: 75+ dB CNEL, 70-75 dB CNEL, 65-70 dB CNEL, and 60-65 dB CNEL (as presented in the 20~~05~~11 ~~Air Installation Compatibility Zone [AICUZ]~~ Beale Air Force Base Land Use Compatibility Plan that was prepared for Beale AFB). As discussed above, the Beale AFB safety zones and noise contours depicted on Figure 4.5-2 indicate that the entire proposed project site would be located well outside the 60 dB CNEL noise contour, and the project site would not be exposed to exterior noise levels exceeding 60 dB CNEL. Therefore, impacts related to exposure of sensitive receptors to aviation noise from Beale AFB that exceeds the acceptable noise standards would be ***less-than-significant***.

Table 4.3-11 (continued)
Future Roadway LOS

Location	Facility		Jurisdiction	Existing Wheatland GP			With Proposed Project		
	Class	Lanes		Daily Volume	LOS	v/c	Daily Volume	LOS	v/c
A Street from C Street to Spenceville Road	Urban	2	Wheatland	-	-		10,000	C	0.67
C Street from A Street to C Street (eastern portion)	Urban	2	Wheatland	-	-		**19,150**	**D**	**1.28**
C Street from C Street (eastern portion) to E Street	Urban	2	Wheatland		-		**13,050**	**D**	**0.87**
E Street from C Street to F Street	Urban	2	Wheatland	-	-		4,325	C	0.29
B Street from Spenceville Road to E Street	Urban	2	Wheatland	-	-		11,275	C	0.75
E Street from Spenceville Road to B Street	Urban	2	Wheatland	-	-		7,000	C	0.47
D Street from Spenceville Road to F Street	Urban	2	Wheatland	-	-		10,425	C	0.70
F Street from Spenceville Road to E Street	Urban	2	Wheatland	-	-		7,775	C	0.52
Ring Road from SR 65 to Street A	Urban	4	Wheatland	14,575	C	0.49	23,850	C	0.80
Ring Road from Street A to Spenceville Road	Urban	4	Wheatland	19,525	C	0.65	19,700	C	0.66
Ring Road north of Spenceville Road	Urban	4	Wheatland	19,525	C	0.65	**25,100**	**D**	**0.84**
Jasper Lane from Spenceville Road to Ostrom Road	Rural	2	Yuba	4,275	C	0.24	3,150	C	0.18
Camp Far West Road from Spenceville Road to Blackford Road-McCourtney Road	Rural	2	Yuba	2,075	B	0.12	4,875	C	0.28
McCourtney Road from Yuba County line to Riosa Road	Rural	2	Placer	1,850	B	0.09	3,900	B	0.19
McCourtney Road from Riosa Road to Lincoln City limits	Rural	2	Placer	3,350	B	0.16	5,275	C	0.25
Wheatland Road from Forty Mile Road to Wheatland City Limits	Rural	2	Yuba	**7,575**	**D**	**0.43**	**9,700**	**D**	**0.55**
~~Forty Mile~~ Pleasant Grove Road from Bear River to Wheatland Road	Rural	2	~~Yuba~~ Sutter	**18,100**	**~~F~~ E**	**~~1.03~~ 0.72**	**18,400**	**~~F~~ E**	**~~1.05~~ 0.73**
Forty Mile Road from Wheatland Road to Plumas Arboga Road	Rural	2	Yuba	**13,425**	**E**	**0.77**	**13,450**	**E**	**0.77**
Plumas Arboga Road from SR 70 to Forty Mile Road	Rural	2	Yuba	**10,025**	**D**	**0.57**	**10,350**	**D**	**0.59**
McGowan Parkway from SR 65 to SR 70	Urban	2	Yuba	**22,175**	**F**	**1.48**	**22,975**	**F**	**1.53**
McGowan Parkway from SR 70 to Arboga Road	Urban	2	Yuba	**12,175**	**D**	**0.81**	**12,750**	**D**	**0.85**

Table 4.3-13 (continued)
Mitigated Roadway LOS

Location	Facility		Jurisdiction	Mitigation		With Mitigation	
	Class	Lanes		Class	Lanes	Daily Volume	LOS
F Street from Spenceville Road to E Street	Urban	2	Wheatland	Urban	2	8,400	C
Ring Road from SR 65 to Street A	Urban	4	Wheatland	Urban	4	23,700	C
Ring Road from Street A to Spenceville Road	Urban	4	Wheatland	19,525	5	25,650	C
Ring Road north of Spenceville Road	Urban	4	Wheatland	19,525	5	24,725	C
Jasper Lane from Spenceville Road to Ostrom Road	Rural	2	Yuba	Rural	2	3,050	C
Camp Far West Road from Spenceville Rd to Blackford Road–McCourtney Road	Rural	2	Yuba	Rural	2	4,875	C
McCourtney Road from Yuba County line to Riosa Road	Rural	2	Placer	Rural	2	3,900	B
McCourtney Road from Riosa Road to Lincoln City limits	Rural	2	Placer	Rural	2	5,275	C
Wheatland Road from Forty Mile Road to Wheatland City limits	Rural	2	Yuba	Urban	2	9,700	B
~~Forty Mile~~ Pleasant Grove Road from Bear River to Wheatland Road	Rural	2	~~Yuba~~ Sutter	Rural	2	**18,400**	**~~F~~ E**
Forty Mile Road from Wheatland Road to Plumas Arboga Road	Rural	2	Yuba	Rural	2	**13,450**	**E**
Plumas Arboga Road from SR 70 to Forty Mile Road	Rural	2	Yuba	Rural	2	**10,350**	**D**
McGowan Parkway from SR 65 to SR 70	Urban	2	Yuba	Urban	4	22,975	C
McGowan Parkway from SR 70 to Arboga Road	Urban	2	Yuba	Urban	2	**12,750**	**D**
Marysville Bypass – Yuba River Parkway from SR 70 to North Beale Road	Urban	4	Yuba	Urban	4	18,300	B
Placer Parkway from SR 65 to Watt Avenue	Expressway	4	Placer	Expressway	4	29,925	C
Placer Parkway from Watt Avenue to Pleasant Grove Road	Expressway	4	Placer	Expressway	4	23,375	A
Baseline Road from Fiddyment Road to Watt Avenue	Arterial – High	6	Placer	Arterial-high	6	**48,025**	**D**
Watt Avenue from Baseline Road to Sacramento County line	Arterial – High	4	Placer	Arterial-high	4	**38,250**	**E**
Walerga Road from Baseline Road to Sacramento County line	Arterial – Mod	4	Placer	Arterial-mod	4	**34,250**	**E**
Fiddyment Road from Moore Road to Placer Parkway	Arterial–Mod	6	Placer	Arterial-mod	6	32,825	B
Fiddyment Road from Placer Parkway to Roseville WRSP limits	Rural	2	Placer	Rural	2	**37,625**	**F**

Note: **Bold** indicates conditions in excess of minimum standards and **highlighted** values are significant impacts.

Source: KD Anderson & Associates, Inc. Traffic Impact Analysis for the Johnson Rancho and Hop Farm Annexation Project, September 28, 2010.

The above changes are for clarification purposes only and do not alter the conclusions of the Draft EIR.

The following mitigation measure is hereby added to the mitigation already included for Impact 4.5-7 on page 4.5-30 in Chapter 4.5, Noise, of the Draft EIR:

4.5-7(a) *The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:*

"The applicant shall inform and notify prospective buyers, prior to purchase, about existing and on-going noise generating aviation activities in the immediate area. The notice shall be in the form of a note recorded with the Deed for each property. The notifications shall disclose that the project area is south of the Beale Air Force Base and is subject to aircraft overflights, which may cause sleep disturbance. The language and format of such notification shall be reviewed and approved by the City Attorney prior to recording final map."

Compliance with this condition shall be ensured by the Community Development Department prior to the recording of any Final Map.

4.5-7(b) *Prior to approval of any tentative map applications for properties within Review Area 1 of the 2011 Beale AFB CLUP, the project applicant shall submit the application to the Airport Land Use Commission for consistency review.*

The above changes to the existing Draft EIR analysis of Beale AFB noise impacts do not change the previous conclusion because no new noise impacts have been identified.

4.6 BIOLOGICAL RESOURCES

For clarification purposes only, Mitigation Measure 4.6-13(c) on page 4.6-53 in Chapter 4.6, Biological Resources, of the Draft EIR is hereby amended as follows:

4.6-13(c) *The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:*

"If the project would result in impacts to any jurisdictional wetlands identified within either the Hop Farm Property or the Johnson Rancho Property, the acreage of jurisdictional habitat removed shall be replaced on a "no-net-loss" basis in accordance with USACE and CDFG regulations. A conceptual on-site wetlands mitigation plan shall be submitted, including a wetlands

replacement ratio, agreed upon with the USACE. The mitigation plan shall quantify the total jurisdictional acreage lost, describe creation/replacement ratio for acres filled, annual success criteria, potential mitigation-sites, and monitoring and maintenance requirements. The plan shall be prepared by a qualified biologist pursuant to, and through consultation with, USACE. The plan may include funding mechanisms for future maintenance of the wetland and riparian habitat, which may include an endowment or other funding from the project applicant."

Compliance with this condition shall be ensured by the City Engineer prior to the approval of each tentative map.

The above change is for clarification purposes only and does not alter the conclusions of the Draft EIR.

4.12 POPULATION, EMPLOYMENT, AND HOUSING

For clarification purposes, Table 4.12-7 on page 4.12-8 of Chapter 4.12, Population, Employment, and Housing, of the Draft EIR is hereby revised as follows:

Table 4.12-7
Employment Projections for Johnson Rancho and Hop Farm

Land Use	Acres	FAR	Employees per Acre	Jobs
Commercial	131.0	0.5	~~96.8~~ 48.4	6,340
Employment/Office	274.3	-	25	6,857
Total	**405.3**			**13,197**

The above change is for clarification purposes only and does not alter the conclusions of the Draft EIR.

4.13 PUBLIC SERVICES AND UTILITIES

For clarification purposes, the numbering of Mitigation Measure 4.13-1 on page 4.13-32 of Chapter 4.13, Public Services and Utilities, of the Draft EIR is hereby revised as follows:

4.13-1~~(e)~~(d) *The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson Rancho area:*

The above change is for clarification purposes only and does not alter the conclusions of the Draft EIR.

3 RESPONSES TO COMMENTS

The Responses to Comments chapter includes responses to each of the comment letters submitted regarding the Johnson Rancho and Hop Farm Annexation Draft EIR. Each bracketed comment letter is followed by numbered responses to each bracketed comment. Any change to the Draft EIR text required in response to a comment is identified as double underlined for new text and ~~strikethrough~~ for deleted text. All text changes are presented in Chapter 2, Revisions to the Draft EIR Text, of this Final EIR.

07/14/2011 THU 7:31 FAX 5306339102 City of Wheatland → Raney Planing Mgt 001/003

California Regional Water Quality Control Board
Central Valley Region
Katherine Hart, Chair

Linda S. Adams
Acting Secretary for Environmental Protection

11020 Sun Center Drive #200, Rancho Cordova, California 95670-6114
(916) 464-3291 • FAX (916) 464-4645
http://www.waterboards.ca.gov/centralvalley

Edmund G. Brown Jr.
Governor

RECEIVED
JUL 13 2011
CITY OF WHEATLAND

11 July 2011

Tim Raney
City of Wheatland
111 C Street
Wheatland, CA 95692

CERTIFIED MAIL
7010 3090 0001 4843 2572

Letter 1

COMMENTS TO DRAFT ENVIRONMENTAL IMPACT REPORT, JOHNSON RANCHO AND HOP FARM ANNEXATION PROJECT, SCH NO. 2008082127, YUBA COUNTY

1-1 Pursuant to the State Clearinghouse's 1 June 2011 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Draft Environmental Impact Report* for the Johnson Rancho and Hop Farm Annexation Project, located in Yuba County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

1-2 **Construction Storm Water General Permit**
Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

1-3 **Phase I and II Municipal Separate Storm Sewer System (MS4) Permits**[1]
The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards,

[1] Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

1-3 Cont'd

also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

1-4

Industrial Storm Water General Permit
Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

1-5

Clean Water Act Section 404 Permit
If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed for the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916)557-5250.

1-6

Clean Water Act Section 401 Permit – Water Quality Certification
If an USACOE permit, or any other federal permit, is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. Water Quality Certification must be obtained prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

1-7

Waste Discharge Requirements
If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

07/14/2011 THU 7:31 FAX 5306339102 City of Wheatland →→→ Raney Planing Mgt 003/003

Johnson Rancho and Hop Farm Annexation Project - 3 - 11 July 2011
SCH No. 2008082127
[Yuba County

1-8 If you have questions regarding these comments, please contact me at (916) 464-4745 or gsparks@waterboards.ca.gov.

Genevieve Sparks

Genevieve (Gen) Sparks
Environmental Scientist
401 Water Quality Certification Program

cc: State Clearinghouse Unit, Governor's Office of Planning and Research, Sacramento

Letter 1: Genevieve Sparks, California Regional Water Quality Control Board

Response to Comment 1-1

The comment is an introductory statement and does not address the adequacy of the Draft EIR.

Response to Comment 1-2

Mitigation Measure 4.10-3 in Chapter 4.10, Hydrology and Water Quality, of the Draft EIR states that the City shall require that, as a condition of approval on each tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the applicant(s) obtain a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the Regional Water Quality Control Board (RWQCB). A Storm Water Pollution Prevention Plan (SWPPP) shall be included, as well as other documents required by the General Permit.

Response to Comment 1-3

The comment provides information regarding Phase I and II Municipal Separate Storm Sewer System (MS4) Permits. The project will be required to comply with appropriate requirements in effect at the time of construction. In addition, as stated on page 4.10-13 of Chapter 4.10, Hydrology and Water Quality, of the Draft EIR, the project would implement extensive Low Impact Development (LID) measures to provide hydromodification benefits and meet the new NPDES General Construction permit standards. As stated in the Draft EIR, the goal of LID is to mimic a site's pre-development hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to the source of rainfall. The comment does not address the adequacy of the Draft EIR.

Response to Comment 1-4

A detailed description of the proposed project, including proposed land uses, is presented in Chapter 3, Project Description, of the Draft EIR. Industrial land uses or sites are not proposed for the project. Therefore, an Industrial Storm Water General Permit would not be required. However, it should be noted that a NPDES Construction General Permit would be obtained, as stated in Response to Comment 1-2, above.

Response to Comment 1-5

Mitigation Measure 4.6-13(a) in Chapter 4.6, Biological Resources, of the Draft EIR states that the City shall require that, as a condition of approval on each tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the project applicant(s) consult with the USACE with respect to potential impacts to any on-site wetlands. If the USACE determines that the project may impact jurisdictional waters on- or off-site, the appropriate Clean Water Act (CWA) Section 404 permit shall be acquired by the applicant. In addition, if applicable, CWA Section 401 water quality certification or waiver would also be required.

Response to Comment 1-6

See Response to Comment 1-5.

Response to Comment 1-7

Because the proposed project site has jurisdictional waters present on-site and would require an NPDES Construction General Permit, as well as possibly a CWA Section 404 and/or 401 permit), a Waste Discharge Requirement (WDR) permit would not be necessary.

Response to Comment 1-8

The comment does not address the adequacy of the Draft EIR.

JUL/15/2011/FRI 02:41 PM DEPARTMENT OF CONSER FAX No. 916 327 3430 P. 001

NATURAL RESOURCES AGENCY EDMUND G. BROWN, JR., GOVERNOR

DEPARTMENT OF CONSERVATION

Managing California's Working Lands

DIVISION OF LAND RESOURCE PROTECTION

Letter 2

801 K STREET • MS 18-01 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 324-0850 • FAX 916 / 327-3430 • TDD 916 / 324-2555 • WEBSITE conservation.ca.gov

July 15, 2011

VIA EMAIL: timraney@raneymanagement.com
Mr. Tim Raney
City of Wheatland
111 C Street
Wheatland, CA 95692

Subject: DEIR for the Johnson Rancho and Hop Farm Annexation - SCH# 2008082127

Dear Mr. Raney:

2-1 The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the DEIR for the Johnson Rancho and Hop Farm Annexation. The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. We offer the following comments and recommendations with respect to the proposed project's potential impacts on agricultural land and resources.

Project Description:

2-2 The proposed project is located east of the City of Wheatland, outside of the City limits, and within the Wheatland Sphere of Influence. The proposed project is approximately 4,149 acres and includes the development of 14,396 residential units on approximately 3,167 acres of land

The existing parcels on the Johnson Rancho portion have various Yuba County agricultural zoning designations, including Agricultural Exclusive with a 10-acre minimum, Agricultural Exclusive with a 40-acre minimum, and Agricultural Exclusive with an 80-acre minimum. The proposed project involves a request to prezone the Johnson Rancho portion to Planned Development (PD) District. The Johnson Rancho portion of the project site was designated as Urban Reserve in the 2006 City of Wheatland General Plan Update. The DEIR states that, while the proposed Johnson Rancho portion of the project is generally consistent with the relevant General Plan policies, development of this portion of the project would require the City Council to approve a requested Annexation and General Plan Amendment." Eventual buildout of the Johnson Rancho portion of the property, as well as the overall General Plan Update area, would replace the existing agricultural operations on- and off-site with urban uses.

The Hop Farm portion of the project site is already designated for urban development in the Wheatland General Plan and the applicant is not requesting a General Plan Amendment for this portion of the project

The Department of Conservation's mission is to balance today's needs with tomorrow's challenges and foster intelligent, sustainable, and efficient use of California's energy, land, and mineral resources

2-2 Cont'd

Portions of the proposed project site, such as the Hop Farm property, have historically been used for agricultural operations and are currently being farmed. A large portion of the Johnson Rancho property has been and is being used for cattle grazing. This area is not considered Prime Farmland. However, it is mentioned on page 4.2-18 of the DEIR that, "the majority of the remaining project site is composed of prime farmland soils. The City of Wheatland is located within an area largely composed of prime farmland soils; thus, urban expansion of the City would, to some extent, necessarily result in the conversion of prime agricultural land."

2-3

Division Comments:

The Department's data on land use conversion[1] shows that Yuba County lost a total of 8,219 acres of Important Farmland from 1988 to 2008, with an annual average loss of 411 acres per year. This cumulative loss represents a significant and permanent impact to the agricultural resources of the County and the State, and shows why the remaining agricultural resources in the County should be protected whenever feasible. In 2009, approximately $195,576,000 in farm sales was generated in Yuba County[2]. That value demonstrates the significance of agriculture to the economy of Yuba County. The City of Wheatland is adjacent to large areas of Prime Farmland, and any loss of this agricultural land should be avoided or mitigated whenever possible.

2-4

Project Impacts on Agricultural Land

Because implementation of the proposed project would convert Prime Farmland to non-agricultural uses, a significant impact would result. On page 4.2-69, the DEIR states,

> "Potential mitigation for impacts related to the conversion of Prime Farmland to urban uses could include purchasing agricultural conservation easements outside the project area. However, it should be noted that this mitigation would not create new agricultural land; rather, the mitigation would simply preserve existing agricultural land elsewhere. Consistent with the Wheatland General Plan EIR, feasible mitigation measures do not exist to reduce the above impact to a less-than-significant level. Therefore, the impact would remain *significant and unavoidable*."

2-5

The Division does not agree with this assessment. The Department recommends the use of permanent agricultural conservation easements on land of at least equal quality and size as partial compensation for the direct loss of agricultural land. Conservation easements protect a portion of those remaining land resources and lessen project impacts in accordance with CEQA Guideline §15370. The Department highlights this measure because of its acceptance and use by lead agencies as an appropriate mitigation measure under CEQA and because it follows an established rationale similar to that of wildlife habitat mitigation.

---

[1] Department of Conservation. "Important Farmland Data Availability Land Use Conversion Table" http://redirect.conservation.ca.gov/dlrp/fmmp/county_info_results.asp
[2] California Agricultural Resource Directory 2010-2011 http://www.cdfa.ca.gov/statistics/PDFs/ResourceDirectory_2010-2011.pdf

Mitigation Measures

The loss of agricultural land represents a permanent reduction in the State's agricultural land resources. If growth inducing or cumulative agricultural impacts are involved, the Department recommends the use of permanent agricultural conservation easements at a ratio of 1:1.

2-6 Although direct conversion of agricultural land is often an unavoidable impact under California Environmental Quality Act (CEQA) analysis, mitigation measures must be considered. The adoption of a Statement of Overriding Consideration does not absolve an agency of the requirement to implement feasible mitigation that lessens a project's impacts. In some cases, the argument is made that mitigation cannot reduce impacts to below the level of significance because agricultural land will still be converted by the project, and, therefore, mitigation is not required. However, reduction to a level below significance is not a criterion for mitigation. Rather, the criterion is feasible mitigation that lessens a project's impacts. Pursuant to CEQA Guideline §15370, mitigation includes measures that "avoid, minimize, rectify, reduce or eliminate, or compensate" for the impact.

All measures allegedly feasible should be included in the DEIR. Each measure should be discussed, as well as the reasoning for selection or rejection. A measure brought to the attention of the Lead Agency should not be left out unless it is infeasible based on its elements.

2-7 Mitigation via agricultural conservation easements can be implemented by at least two alternative approaches: the outright purchase of easements or the donation of mitigation fees to a local, regional, or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural conservation easements. The conversion of agricultural land should be deemed an impact of at least regional significance. Hence, the search for replacement lands should not be limited strictly to lands within the project's surrounding area.

One source that has proven helpful for regional and statewide agricultural mitigation banks is the California Council of Land Trusts, which can be found at:

http://www.calandtrusts.org

The California Council of Land Trusts deals with all types of mitigation banks. It is suggested that the County contact them to get an understanding of the fees associated with mitigation banking and the options available.

Another source is the Division's California Farmland Conservancy Program (CFCP), which has participated in bringing about conservation easements throughout the State of California involving Land Trust Alliance, the California Council of Land Trusts, and the American Farmland Trust. The establishment of an easement in the County is potentially feasible. If the County were not able to make arrangements for easement mitigation through one of these or many other land trusts operating in California, the Department would be glad to help. The CFCP is also authorized to accept donations to its efforts. We recommend that the FEIR consider agricultural conservation easement mitigation for this project. Of course, the use of

JUL/15/2011/FRI 02:41 PM DEPARTMENT OF CONSER FAX No. 916 327 3430 P. 004

Johnson Rancho and Hop Farm Annexation
July 15, 2011
Page 4 of 4

2-7 Cont'd conservation easements is only one form of mitigation that should be considered. Any other feasible mitigation measures should also be considered.

2-8 Thank you for giving us the opportunity to comment on the DEIR for the Johnson Rancho and Hop Farm Annexation. Please provide this Department with the date of any hearings for this particular action, and any staff reports pertaining to it. If you have questions regarding our comments, or require technical assistance or information on agricultural land conservation, please contact Meri Meraz, Environmental Planner, at 801 K Street, MS 18-01, Sacramento, California 95814, or by phone at (916) 445-9411.

Sincerely,

John M. Lowrie
Program Manager
Williamson Act Program

cc: State Clearinghouse

LETTER 2: JOHN M. LOWRIE, DEPARTMENT OF CONSERVATION

Response to Comment 2-1

The comment is an introductory statement and does not address the adequacy of the Draft EIR.

Response to Comment 2-2

The comment is a summary of the proposed project and does not address the adequacy of the Draft EIR.

Response to Comment 2-3

On pages 4.2-68 and 4.2-69 of Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR is a discussion of the project's impacts related to the conversion of Prime Farmland to urban uses and the cumulative loss of agricultural land. As stated on the bottom of page 4.2-68, approximately one-third of the site is composed of Prime Farmland.

The project would be consistent with the goals and policies related to the preservation of local and regional agricultural land in both the Wheatland General Plan and the Yuba County General Plan, as stated on the top of page 4.2-69. The Wheatland General Plan EIR concludes that the implementation of the goals and policies in the General Plan would minimize impacts to agriculture. Yet, impacts to agricultural land would remain significant and unavoidable because buildout of the General Plan would permanently convert Prime Farmland to non-agricultural uses, and the proposed project, in conjunction with other development in the Wheatland area, would have a significant cumulative impact related to the permanent loss of agricultural land.

Response to Comment 2-4

The comment is an excerpt from the Draft EIR and does not address the adequacy of the Draft EIR.

Response to Comment 2-5

The commenter expresses disagreement with the impact assessment related to conversion of Prime Farmland to non-agricultural uses, as discussed in Response to Comment 2-3, above. Potential mitigation for impacts related to the conversion of Prime Farmland to urban uses, including purchasing agricultural conservation easements outside the project area, was considered during preparation of the EIR. However, it should be noted that this mitigation would not create new agricultural land; rather, the mitigation would simply preserve existing agricultural land elsewhere. Therefore, the impact would remain significant and unavoidable. It should be noted that, ultimately, the final determination of the significance of impacts and the feasibility of mitigation measures will be made by the City as part of the City's EIR certification action.

The Wheatland General Plan contains policies to maintain agricultural uses as long as possible, but it recognizes that as the community develops agricultural land inevitably will convert to urban uses. The City has chosen not to adopt a mandatory conservation easement program or similar program. Yuba County likewise has not adopted a conservation easement program and there is no such program in the County. Yuba County also has chosen not to participate in the state Williamson Act program; therefore, that program is not available for conservation of agricultural land.

Preservation of agricultural land also is a larger County issue. The new 2030 Yuba County General Plan contains policies and actions to reduce impacts to agricultural resources and conserve areas for ongoing agricultural production. Significantly, the County General Plan adopts a "Valley Growth Boundary," which reduces the overall footprint of future urban development in the County unincorporated areas and reduces the potential conflicts at the urban-rural edge as part of the County's overall strategy for agricultural and open space preservation. Through the County's planning approach, the Valley Growth Boundary sets the long-term limits of urban development in the valley portion of the County to accommodate most development needs between present and buildout of the 2030 General Plan. The Valley Growth Boundary protects important farmland, natural resources and rural landscapes. Rather than to develop a costly Wheatland-only program for the purchase of conservation easements or payment of development fees, the City supports the County-wide preservation of agricultural land through the Valley Growth Boundary and policies and actions of the County General Plan.

That being said, the City has determined that it is appropriate to include within the EIR mitigation that requires the project applicant to preserve agricultural land through a farmland conservation mechanism. It should be noted, however, that the impact would remain significant and unavoidable.

Therefore, page 4.2-69 of Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR is hereby revised as follows:

> Mitigation Measure(s)
> The following ~~Potential~~ mitigation requiring ~~for impacts related to the conversion of Prime Farmland to urban uses could include~~ the ~~purchasing~~ purchase of agricultural conservation easements ~~outside the project area. However, it should be noted that this mitigation~~ would not create new agricultural land; rather, the mitigation would simply preserve existing agricultural land elsewhere. ~~Consistent with the Wheatland General Plan EIR, feasible mitigation measures do not exist to reduce the above impact to a less-than-significant level.~~ Therefore, the impact would remain *significant and unavoidable*.
>
> *4.2-7* *Prior to recording **any** final map for portions of the project site located on Prime Farmland, the project applicant shall obtain and dedicate a conservation easement for the purposes of ensuring continued agricultural viability of lands equal in acreage to the amount of land removed from agricultural operation within the project site. The lands covered within this easement or easements shall be*

> *within Yuba County, and shall have equal or greater ratings under the Soil Classification System of the California Department of Conservation or its equivalent in the event that a County-wide program is developed. This easement shall remain in effect in perpetuity and shall be dedicated to Yuba County or a non-profit agricultural conservation association approved by the County. The location and amount of agricultural acreage would also be subject to the review and approval of the City Council.*

The above changes are for clarification purposes only and do not alter the conclusions in the Draft EIR.

In addition, based on the above revision, page 4.2-70 of Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR is hereby revised as follows:

> Mitigation Measure(s)
> The following ~~Feasible~~ mitigation measure~~s~~ ~~do not exist to~~ would reduce the above impact, but not to a less-than-significant level. Therefore, the impact would remain *significant and unavoidable*.
>
> *4.2-8 Implement Mitigation Measure 4.2-7.*

The above changes are for clarification purposes only and do not alter the conclusions in the Draft EIR.

Response to Comment 2-6

See Response to Comment 2-5.

Response to Comment 2-7

See Responses to Comments 2-3, 2-5, and 2-6.

Response to Comment 2-8

The comment consists of closing statements and does not address the adequacy of the Draft EIR.

COUNTY OF PLACER
Community Development/Resource Agency
Michael J. Johnson, Agency Director

PLANNING SERVICES DIVISION
Paul Thompson
Deputy Planning Director

July 15, 2011

Mr. Tim Raney, Planning Director
City of Wheatland
111 C Street
Wheatland, CA 95692

Letter 3

Re: Comments on the Johnson Rancho and Hop Farm Annexation Draft Environmental Impact Report

Dear Mr. Raney,

3-1 Thank you for the opportunity to review the Draft EIR for this Project. Placer County provides the following comments on the proposed project and the DEIR for your consideration.

3-2 **Land Use & Planning and Noise**
During the Notice of Preparation for this Program EIR, Placer County provided comments to the City of Wheatland to disclose that CEMEX Construction Materials L.P. operates a 736-acre off-channel surface mine located near Camp Far West Road approximately three miles northeast of Sheridan, and approximately two miles west of the City of Wheatland's current city limits. For reference, the mine is located north and south of the Bear River with approximately 496 acres of the mine property located in Placer County and 240 acres of the mine property located in Yuba County. The mine has been in continuous operation since 1956.

3-3 In 2004, Placer County and Yuba County executed a Memorandum of Understanding, which designated Placer County as the CEQA lead agency for a proposed expansion of the mine, including designation of Placer County as the lead agency for project review of portions of the mine located in Yuba County. Subsequent to the MOU, in October 2007 the Placer County Board of Supervisors took action to certify the project Final EIR, approve a Conditional Use Permit and Development Agreement to expand the mine reclamation area from a single-phase 326-acre mine to a six-phase 681-acre mine, and to extend the mine reclamation period from 2028 to 2045. Following project approval, CEMEX Construction Materials L.P. has made significant financial commitments to Placer County in accordance with the requirements of the Development Agreement in order to vest the permit and to ensure that the long-term productivity of this mine is protected.

As proposed, the Johnson Rancho and Hop Farm Annexation project would establish Low Density Residential and Low-Medium Density Residential land uses to within one-half mile of

3091 County Center Drive, Suite 140 / Auburn, California 95603 / (530) 745-3000 / Fax (530) 745-3080
Internet Address: http://www.placer.ca.gov/planning / email: planning@placer.ca.gov

Tim Raney
Page 2 of 5
July 15, 2011

the current Phase 1 mine reclamation area, and to within approximately 600 feet of the Phase 2, 3, and 4 mine reclamation areas. Additionally, a public park and an elementary school are proposed to be located within one-quarter mile of the Phase 4 reclamation area.

3-3 Cont'd

Placer County strenuously objects to the establishment of these land uses within such close proximity to this mine. The specific operational needs of the mine to supply construction aggregates in direct response to industry demand and the unique operational characteristics of the mine make it incompatible with nearby public assembly uses and residential development, even at low densities. Those existing characteristics include levels of noise, odor, dust and vibration that occur as a result of mine blasting, aggregate processing, transport, and reclamation activities. Mining and processing activities are permitted year-round, Monday through Saturday, between the hours of 7:00 a.m. to 10:00 p.m. and may be authorized by the Planning Director to exceed such limitations in response to a local, state, or federally-declared emergency when materials from the mine are needed in response to such an emergency.

3-4

The Land Use & Planning and Noise Sections of the DEIR do not include any analysis of these issues, nor does the Initial Study. Consequently, the DEIR is inadequate as it has not correctly identified or evaluated the proposed project's impacts and the significance of the impacts in accordance with CEQA Sections 15063 and 15064. Placer County requests that the City of Wheatland revise its DEIR to include analyses of the proposed project's potential impacts that would occur as a result of locating these land uses within such close proximity to the CEMEX mine. Placer County also requests to consult with the City of Wheatland on the implementation of appropriate project modifications and mitigation measures to address these issues. Those modifications and mitigations should include decreasing residential densities within one-half mile of the mine's northerly boundary to match existing residential densities specified in the Yuba County General Plan, increasing the width of the project's southerly open space buffer, extending the open space buffer along the mine's entire northerly boundary, implementation of buyer's awareness deed disclosures for properties located within one-mile of the mine, and other mitigations as appropriate.

3-5

Water Supply

Background

The City of Wheatland public water supply is supplied by groundwater pumped from the South Yuba Sub-basin, which is a sub-basin of the larger Sacramento Valley Groundwater Basin. In 1960, the Department of Water Resources determined that groundwater levels in the sub-basin showed a well-developed cone of depression with water levels in the center of the depression below sea level (DWR Bulletin 118, as referenced in the DEIR). Further analysis by the DWR in 1984 determined that the sub-basin water level continued to fall and that the center of the cone depression had fallen to more than 30 feet below sea level. The falling water level of the sub-basin was determined to have occurred due to a heavy reliance on groundwater pumping. The basin was further determined to be in overdraft condition. By 1990, the sub-basin level was recorded to have recovered to 10 feet above sea level, and the recovery was attributed to increased surface supply of agricultural water and decreased reliance on groundwater.

The City of Wheatland Public Water System, which is operated by the City of Wheatland Public Works Department (WWPD), is developed as a system of public water wells,

Tim Raney
Page 3 of 5
July 15, 2011

3-5 Cont'd

treatment facilities, storage tanks and transmission pipelines. The public water system currently provides domestic water service to 1,058 retail customers whose average annual consumption is calculated to be 923 acre feet annually (AFA).

The Camp Far West Irrigation District (CFWID), which has water rights for 13,000 acre-feet of water from Camp Far West Reservoir annually, provides surface supplies of agricultural water to areas west of the reservoir and within the City of Wheatland General Plan boundary. However, CFWID does not supply water within the existing City Limits nor is it projected to supply surface water to the City in the future.

Existing General Plan
Under the recently approved City of Wheatland General Plan Update, the City projects development of 16,195 dwelling unit equivalents over the next 20 years. All domestic water needs for General Plan build-out will be supplied by the WWPD, which will augment the existing public water system by development of additional public water wells, increased above-ground water storage, extension of existing water transmission and service lines, and construction of new water transmission and service lines. Total annual water consumption at General Plan build-out is projected to be 21,873 acre-feet annually.

Proposed Project
The Johnson Rancho and Hop Farm Annexation Project, which also includes a projected 20 year development horizon, would add an additional 14,561 dwelling unit equivalents to the City of Wheatland bringing the total dwelling unit equivalents to 30,756. Build-out of the proposed project is proposed to rely exclusively on further development of groundwater for domestic water supply. At build-out, the project would require 12,730 acre-feet of water to serve the project, annually. The total combined 2030 water demand for the existing General Plan build-out plus project is projected to be 34,603 acre-feet of water, and all water is proposed to be supplied exclusively by pumping groundwater from the South Yuba Sub-basin.

In 2010, the Camp Far West Irrigation District supplied an estimated 3,045 acre feet of its 13,000 acre-feet of agricultural water from the Camp Far West Reservoir to the proposed Johnson Rancho and Hop Farm Annexation project area. It is anticipated that as the project develops, the amount of water supplied to the project area would diminish as groundwater supplies are increased. In 2030, the CFWID is projected to supply no water to the project area, as all water would be provided from the sub-basin.

Project Impacts
According to the DEIR (4.13-30), "If groundwater alone is used to supply the 20-year build-out sustainable demand for water needed for existing uses, the Johnson Rancho and Hop Farm Property project, and the other projects identified in the GPU, WPWD would likely need [to] extract groundwater from geographic areas within *and extending beyond* (emphasis added) the aerial extent of the current WPWD service area, the Johnson Rancho and Hop Farm Properties area and the other developments listed in the GPU. Without the construction and installation of additional water supply infrastructure to serve the project, a ***potentially significant*** impact to water supply delivery will occur."

Tim Raney
Page 4 of 5
July 15, 2011

3-5 Cont'd The analysis goes on to list a series of mitigation measures, such as a requirement to receive approval of a Groundwater Monitoring Plan and to update the City of Wheatland Public Facilities Financing Plan, which are proposed to mitigate impacts to a less than significant level. However, no analysis or conclusions are provided to state the type of impacts to the long-term South Yuba Sub-basin water supply, whether the potential exists to overdraft the sub-basin, or whether overdraft of the sub-basin could create a cone of depression that would affect the Sacramento Valley Groundwater Basin, which supplies water to the community of Sheridan in Placer County and to rural Placer County farmlands. Furthermore, the Water Supply Assessment states that the project would likely need to extract groundwater from outside the project footprint and other developments within the City of Wheatland updated General Plan boundary, but additional groundwater pumping locations are not identified and the impacts are not analyzed.

3-6

3-7

3-8 In absence of further information to address this regionally significant water supply issue, Placer County must object to this proposal. Placer County does not agree that adequate analysis of a long term water supply and its regional impacts has been performed. Several potential project impacts to long-term water supply are not analyzed, and consequently the DEIR is inadequate as it has not correctly identified or evaluated the proposed project's impacts and the significance of the impacts in accordance with CEQA Sections 15063 and 15064. Placer County requests that the City of Wheatland revise its DEIR to include analyses of the proposed project's potential impacts to the long-term water supply of the South Yuba Sub-basin, and whether draw down of the basin has the potential to create a cone of depression in outlying areas, such the community of Sheridan and outlying Placer County agricultural areas.

Biological Resources

3-9 As discussed in Placer County comments on the Notice of Preparation for this Program EIR, Placer County and the City of Lincoln have undertaken significant efforts to receive approval from the federal wildlife agencies for a comprehensive county-wide Habitat Conservation Plan, also known as the Placer County Conservation Plan (PCCP). Placer County remains deeply engaged on the Plan and is currently preparing a Draft Policy Document and Draft EIR for the project. When approved and implemented, the PCCP will establish an interconnected open-space preserve system in Western Placer County that is designed specifically to offset impacts to special status species and protected habitats that will occur as a result of the planned growth of Placer County and the City of Lincoln. Consequently, the PCCP will also figure significantly in directing the future urban growth and development of Placer County and the City of Lincoln over the next 50 to 100 years. Similarly, Yuba County and Sutter County are working together to receive approval of the Yuba-Sutter Natural Community Conservation Plan/Habitat Conservation Plan.

The program analysis for the Johnson Rancho and Hop Farm Annexation Program DEIR correctly identifies potential impacts to several special status plant and animal species, as well as to protected habitat types such as vernal pools. The DEIR also identifies mitigation measures to offset the project impacts, including establishment of a Resource Corridor Conservation Plan within the project area, and/or participation in the Yuba/Sutter NCCP/HCP if it is approved prior to approval of future project entitlements.

Tim Raney
Page 5 of 5
July 15, 2011

3-10 Placer County concurs with this approach and further requests that the project not allow acquisition of mitigation lands or credits within Placer County, as such acquisitions could interfere with the ability of Placer County to fully implement the PCCP and ensure that growth opportunities in Placer County can be fully realized.

Should you have any questions or wish to discuss these matters further, please call me at (530)745-3000 or you may contact me by email at MJohnson@placer.ca.gov.

Respectfully,

Michael Johnson, AICP
Agency Director

cc: Robert Weygandt, District 1 Supervisor
Loren Clark, Assistant Agency Director
Paul Thompson, Deputy Planning Director
Alex Fisch, Associate Planner

LETTER 3: MICHAEL JOHNSON, AICP, PLACER COUNTY COMMUNITY DEVELOPMENT/RESOURCE AGENCY

Response to Comment 3-1

The comment is an introductory statement and does not address the adequacy of the Draft EIR.

Response to Comment 3-2

The comment provides information regarding the nearby surface mine and does not address the adequacy of the Draft EIR.

Response to Comment 3-3

The Draft EIR does include analysis of impacts related to the Patterson Sand and Gravel operations. The Land Use and Agricultural Resources chapter of the Draft EIR, Chapter 4.2, discusses potential incompatibilities with the mine area on page 4.2-38. As noted by the commenter, the mine reclamation activities would occur through 2045, but the actual mining and reclamation activities would only occur in response to the market demand for the mine materials. Similarly, the proposed project would be built out in response to the market, which is also unpredictable. At this point, it is unclear as to the extent the southern area of the proposed project would be built out at the time mining activities would be occurring in phases 2, 3, and 4 of the mine. The mining activities may be complete prior to development of the southern portion of the Johnson Rancho project, or it may not. Thus, it is important to note that the Draft EIR is a program-level document assessing the proposed land uses. At such time in the future that specific project applications are submitted to the City, additional review would occur and any modifications needed to any future plans would be required at that time.

For clarification purposes, page 4.2-38 of the Draft EIR is hereby revised as follows:

> Patterson Sand and Gravel is also located south of the southeastern corner of the Johnson Rancho property (i.e., the Johnson's Crossing property) at 8705 Camp Far West Road. ~~However~~ Currently, at its closest point, Patterson Sand and Gravel is located just over 0.6 miles from the southern boundary of the Johnson Rancho property. However, the Patterson Sand and Gravel mining plan would extend mining operations to within 600 feet of the proposed project boundary.
>
> The Stage 1 Development Plan prepared for the Johnson Rancho portion of the project, which provides general development standards for the Planned Development zoning that will be applied to the overall project site, includes language requiring the careful design of future on-site development to ensure that adequate buffers and/or setbacks are included in the development's design to minimize incompatibilities with adjacent uses. In addition, as noted in the Johnson Rancho Stage One Development Plan (page 1-4), the southern portion of the proposed project area is anticipated to include an open space area to serve as a buffer from adjacent land uses to the south. In addition, the actual mining and

> reclamation activities would only occur in response to the market demand for the mine materials. Similarly, the proposed project would be built out in response to the market. It is important to note that future project applications within the Johnson Rancho project would undergo further review at the City to ensure land use compatibility with surrounding uses. Therefore, the additional review of future project plans, the current planning for open space buffers, and distance to mining activities~~, which~~ would be more than sufficient to eliminate any potential incompatibilities resulting from operational dust and noise associated with this facility.

The above text has been added to the Draft EIR for clarification purposes and does not change any of the conclusions presented therein. As stated in the text presented above from the Draft EIR, the distance between project land uses and the mine area would be sufficient to eliminate any potential incompatibilities resulting from noise associated with mining activities. Because noise impacts related to the mine would not occur, the analysis of such is not necessary and was not included in the Noise chapter of the Draft EIR.

Response to Comment 3-4

See Response to Comment 3-3. In addition, it should be noted that the Draft EIR is a program-level document assessing the proposed land uses. Specific individual project designs have not been submitted at this time. As such, actual locations of residences are not currently known. At such time in the future that specific project applications and tentative maps are submitted to the City, additional review would occur and any modifications needed to any future projects and tentative maps would be required at that time. The City is open to future consultation with Placer County regarding potential modifications and mitigation measures of future individual projects.

Response to Comment 3-5

The commenter summarizes water supply in the project area and reiterates the proposed project impacts, as identified in the Draft EIR, related to water supply. The comment provides background for comments 3-6 through 3-8 below, and does not specifically address the adequacy of the Draft EIR.

Response to Comment 3-6

The Water Supply Assessment that was prepared for the project by Geocon states that, based on the anticipated demand from the currently proposed projects, the project would need additional infrastructure to supply the necessary water, but the basin as a whole has sufficient excess water to supply the project if additional wells were sited outside the current Wheatland Sphere of Influence (page 19). Therefore, based on the available information, Geocon concluded that the project would not cause the sub-basin to go into overdraft and the project is not anticipated to result in a measurable adverse impact to water supplies in the Sacramento Valley Groundwater Basin.

In addition, water supply is addressed in Chapter 4.13, Public Services and Utilities, of the Draft EIR. As noted on page 4.13-29 of the Draft EIR:

> The *California Department of Water Resources Bulletin 118-80* documents that the South Yuba Sub-basin is not considered to be in overdraft and that groundwater levels within the sub-basin are continuing to increase to near historic high elevations due to increasing surface water irrigation supplies and reduced groundwater pumping. The South Yuba Sub-basin appears to have sufficient groundwater to meet regional demands.

The Draft EIR provides an extensive discussion of water supply, including groundwater and determines that adequate supply exists to serve the proposed development. In addition, Mitigation Measure 4.13-1(a) requires the applicant to submit a long term groundwater monitoring plan for the project wells to ensure that the new concentration of urban supply wells is not causing groundwater depletion. In addition, Mitigation Measure 4.13-1(b), in compliance with SB 221, requires additional water supply verification at the time of each tentative map application.

Response to Comment 3-7

As noted on page 4.13-30, adequate water supply exists within the groundwater basin to supply the proposed project and that additional wells would be required to serve the proposed project in conjunction with the other projects identified in the City's General Plan Update. Given the uncertainty of timing of future projects within the existing City planning area as well as within the proposed project, it is unknown at this time whether a new well will be required to serve a given future project. Therefore, the Draft EIR included mitigation measures for the proposed project to require groundwater monitoring, a Water Supply Verification, and payment (and update of) the City's Water Impact Fee. Any future wells needed to serve the City as a whole would undergo separate CEQA review, if needed, and would be treated as a capitol improvement project. Furthermore, as stated in the Water Supply Assessment, in no case will the City approve a subdivision within the Johnson Rancho and Hop Farm Properties development without demonstrating compliance with City's policy for long term reliable supply and verification of water supply in accordance with SB 221.

Response to Comment 3-8

The Water Supply Assessment addresses regional long-term water supply in Appendix U of the Draft EIR, which was additionally presented in the Draft EIR page. As noted in the Draft EIR, adequate water supply exists within the groundwater basin to supply the proposed project in conjunction with planned development within the City planning area. In addition, please refer to Response to Comment 3-6, where it states that Mitigation Measure 4.13-1(a) requires the applicant to submit a long term groundwater monitoring plan for the project wells to ensure that the new concentration of urban supply wells is not causing groundwater depletion. Furthermore, Mitigation Measure 4.13-1(b), in compliance with SB 221, requires additional water supply verification at the time of each tentative map application.

Response to Comment 3-9

The commenter summarizes the Placer County Conservation Plan (PCCP) and mentions the future Yuba-Sutter Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP), as well as highlights Mitigation Measures 4.6-1(b) and (c) in Chapter 4.6, Biological Resources, of the Draft EIR. The comment does not address the adequacy of the Draft EIR.

Response to Comment 3-10

The commenter states Placer County's concurrence with Mitigation Measures 4.6-1(b) and (c) in Chapter 4.6, Biological Resources, of the Draft EIR and further requests that the acquisition of mitigation lands or credits within Placer County not be allowed, as such acquisition could interfere with implementation of the PCCP. The comment is noted and will be forwarded to the decision-makers for their consideration.

MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER

Letter 4

TO: **MAYWAN KRACH, CDRA** DATE: **JULY 13, 2011**

FROM: **MICHELLE WHITE, FACILITY SERVICES / ENV. ENGINEERING**

SUBJECT: **JOHNSON RANCHO & HOP FARM PROPERTIES ANNEXATION – DRAFT EIR**

4-1 Thank you for the opportunity to review and comment on the above mentioned document. We are interested in this project due to the potential impacts to the Community of Sheridan.

Background Sheridan Water Supply Improvement Project

4-2 In the Community of Sheridan, Placer County is working the Sheridan Water Supply Improvement Project to comply with the State Waterworks Standards and provide approximately 85 additional water system connections. The project includes the construction of a water well and storage tank (180,000 gallon estimated capacity) to meet State Standards and fire flow requirements. The project is in the design phase and scheduled for completion in 2012.

Johnson Rancho & Hop Farm Properties Annexation – Draft EIR

4-3 According to the Draft Environmental Impact Report (DEIR) Section 4.10-4, the proposed project could potentially adversely affect groundwater recharge in the Sheridan area; specifically the DEIR states, "...the Bear River channel has been identified as a significant groundwater recharge area for Yuba County (as well as Sheridan, which is located south of the City, in Placer County)".

Section 4.13, Utilities, states that "additional sources of groundwater inside and outside of the City of Wheatland's sphere of influence could also be developed (page 4.13-27)" and that "without the construction and installation of additional water supply infrastructure to serve the project, a *potentially significant* impact to water supply delivery will occur."

Finally, Mitigation Measure 4.13-1(a) requires a groundwater monitoring plan to ensure no adverse affects to the City's water supply.

4-4 *County Comment:* The DEIR and proposed mitigation measures should demonstrate that this project will not adversely affect the groundwater supplies to surrounding areas as well, including the Community of Sheridan.

4-5 *County Comment:* Section 4.10-4also references back to Section 4.8 (Figure 4.8-3 on page 4.8-15) to show groundwater recharge area. However, this information doesn't explain groundwater recharge.

4-6 Should there be any questions about our comments, or the Sheridan Water Supply Improvement Project, please feel free to contact me at (530) 886-4923.

Letter 4: Michelle White, Placer County Department of Facility Services

Response to Comment 4-1

The comment is an introductory statement and does not address the adequacy of the Draft EIR.

Response to Comment 4-2

The comment describes the Sheridan Water Supply Improvement Project, but does not address the adequacy of the Draft EIR.

Response to Comment 4-3

The comment quotes sections of the Draft EIR, but does not address the adequacy of the Draft EIR.

Response to Comment 4-4

See Response to Comment 3-6.

Response to Comment 4-5

The reference to Figure 4.8-3 on page 4.8-15 of the Wheatland General Plan EIR in Impact Statement 4.10-4 on page 4.10-30 in Chapter 4.10, Hydrology and Water Quality, of the Draft EIR is intended to present the source for determining that the noted portion of the project site is located within the surrounding significant groundwater recharge areas. The figure is not intended to explain groundwater recharge. As stated in the Draft EIR, although the project includes the development of new impervious surfaces, which have the potential to affect groundwater recharge within a significant groundwater recharge area, the project would include a drainage system to allow water from the Bear River Tributaries area to ultimately flow into Bear River. Thus, the Draft EIR determined that the project would not result in a net loss of recharge from the Bear River channel and, therefore, would not result in impacts to groundwater recharge.

Response to Comment 4-6

The comment concludes the letter and does not address the adequacy of the Draft EIR.

STATE OF CALIFORNIA Edmund G. Brown Jr. *Governor*

PUBLIC UTILITIES COMMISSION
505 VAN NESS AVENUE
SAN FRANCISCO, CA 94102-3298

July 14, 2011

Letter 5

Tim Raney
City of Wheatland
111 C Street
Wheatland, CA 95692

Re: Notice of Completion, Draft Environmental Impact Report (DEIR)
Johnson Rancho and Hop Farm Annexation
SCH# 2008082127

Dear Mr. Raney:

5-1 As the state agency responsible for rail safety within California, the California Public Utilities Commission (CPUC or Commission) recommends that development projects proposed near rail corridors be planned with the safety of these corridors in mind. New developments and improvements to existing facilities may increase vehicular traffic volumes, not only on streets and at intersections, but also at at-grade highway-rail crossings. In addition, projects may increase pedestrian traffic at crossings, and elsewhere along rail corridor rights-of-way. Working with CPUC staff early in project planning will help project proponents, agency staff, and other reviewers to identify potential project impacts and appropriate mitigation measures, and thereby improve the safety of motorists, pedestrians, railroad personnel, and railroad passengers.

5-2 We have completed our review of the DEIR and find the document to be adequate in addressing the concerns with regard to the at-grade railroad crossings in the City of Wheatland. The proposed mitigation measures as outlined in the summary of impacts and mitigation measures section 4.3-2 (a) and (b) are appropriate and acceptable to the CPUC staff. We recommend the addition of a General Order (GO) 88-B for the proposed project mitigation measures, which is a requirement for improvements to the at-grade crossings.

Thank you for your consideration of these comments. If you have any other questions, please contact me at (415) 713-0092 or email at ms2@cpuc.ca.gov.

Sincerely,

Moses Stites

Moses Stites
Rail Corridor Safety Specialist
Consumer Protection and Safety Division
Rail Transit and Crossings Branch
180 Promenade Circle, Suite 115
Sacramento, CA 95834-2939

LETTER 5: MOSES STITES, PUBLIC UTILITIES COMMISSION

Response to Comment 5-1

The comment is an introductory statement and does not address the adequacy of the Draft EIR.

Response to Comment 5-2

The comment states that the CPUC finds the Draft EIR analysis and mitigation measures regarding at-grade railroad crossings to be adequate. The recommendation of a General Order 88-B is noted.

The County of Yuba
Community Development & Services Agency
Kevin Mallen, Director
Phone - (530) 749-5430 • Fax - (530) 749-5434
915 8th Street, Suite 123
Marysville, California 95901
www.co.yuba.ca.us

BUILDING
749-5440 • Fax 749-5616
CODE ENFORCEMENT
749-5455 • Fax 749-5464
ENVIRONMENTAL HEALTH • CUPA
749-5450 • Fax 749-5454
HOUSING AND COMMUNITY SERVICES
749-5460 • Fax 749-5464
PLANNING
749-5470 • Fax 749-5434
PUBLIC WORKS • SURVEYOR
749-5420 • Fax 749-5424
FINANCE AND ADMINISTRATION
749-5430 • Fax 749-5434

July 14, 2011

Letter 6

Tim Rainey, Planning Director
City of Wheatland
313 Main Street
Wheatland, CA 95692

Subject: Comments on Johnson Rancho and Hop Farm Annexation Draft Environmental Impact Report (SCH#2009092127)

Dear Mr. Rainey:

Thank you for the opportunity to comment on the Draft Environmental Impact Report (DEIR) for the Proposed Annexation of the Johnson Rancho and HOP Farm Properties. The project consisting of 4,149 acres proposes annexation into the City of Wheatland and development of approximately 14,329 residential units. In addition, development of the project would include other land uses such as Employment/Office, Commercial, Civic Center, Elementary and Middle Schools, Parks and Open Space, and a potential hospital.

6-1 The property is unincorporated land that is designated on the County of Yuba General Plan Land Use Plan as Natural Resources. The intent of the Natural Resources designation is to "conserve … agricultural and forest resources…" The project area is zoned "AE-10", "AE-20", and "AE-80" Exclusive Agriculture (10, 20, and 80 acre minimum lot sizes). The project site is primarily agriculture and, with exception of the westerly portion, is in a rural setting with surrounding agricultural uses.

The proposed project will have both a significant environmental impact on the County of Yuba and the region which should be addressed in the DEIR. In response to the Notice of Preparation, the County, in our letter of October 10, 2008, requested that the DEIR should fully address concerns expressed by the Board of Supervisors at their meeting of October 7, 2008, and in the attached letters and memorandum from County Departments. Staff also requested that the DEIR should provide the necessary data and information to support analysis and conclusions to address County's concerns.

County staff has reviewed the DEIR and forwards the following comments for your consideration:

Johnson Rancho/Hop Farm DEIR
July 14, 2011
Page 2 of 6

1. The DEIR should address the project within the context of SB 375 (Steinberg) regarding regional transportation planning and specific land use strategies to reduce the carbon impact of the proposed project.

6-2 Comment: Chapter 4.4 – Air Quality and Climate Change provides a brief description of SB 375 and its importance in meeting AB 32 goals to reduce carbon impacts through the use of regional transportation, land use planning, and sustainable communities' strategies. The DEIR relies on a number of Wheatland General Plan policies to implement SB 375 goals; however, there is minimal discussion as to how the policies will implement SB 375 goals and the SACOG regional blueprint.

2. Please provide an analysis as to the cumulative impacts of the project taking into consideration projects recently approved or being considered by both the City of Wheatland and Yuba County. The projects include but are not limited to Nichols Ranch, Heritage Oaks, Jones Ranch (City of Wheatland), County Club Estates, and Bear River (Yuba County) and the Enterprise Rancheria Casino.

6-3 Comment: The DEIR provides minimal information and no mitigation as to cumulative impacts taking into consideration projects recently approved or being considered for approval by Yuba County.

6-4 On June 7, 2011, the Yuba County Board of Supervisors certified the Final EIR for the 2030 General Plan Update and adopted the 2030 General Plan. Although this DEIR was released prior to adoption of the Yuba County Plan, the DEIR does not acknowledge or take into consideration significant discussion and information contained in the 2030 General Plan.

6-5 In particular, there are significant policies pertaining to protection of agricultural lands and orderly growth within the county.

6-6 Given previous County experience with build-out of large projects similar to Johnson Rancho etc., staff suggests that the project proceed in a phased, orderly concentric manner to maximize the efficient and logical provision of public services and infrastructure. Leapfrog development within the project could have a significant impact on the City's ability to provide adequate police, fire, public works, and school services.

6-7 Chapter 4.2 Land Use and Agricultural Resources identify County zoning for the project area and adjacent properties; however, discussion is limited to development projects in the Wheatland SOI. The DEIR should provide additional discussion regarding cumulative impacts relative to development projects in the County and surrounding area.

6-8 3. Please provide an analysis of how the project will impact the jobs/housing balance in the region.

6-9 Comment: Impact 4.12-1 Impact to jobs-to-housing ratio (Less-than-Significant). Table 4.12-7 indicates 96.8 employees per acre ratio for commercial land use. Please document the source for the number of employees per acre; this ratio appears to be high for typical commercial/retail in the Yuba area which is approximately one employee/400

6-9 Cont'd

square feet or 55 employees per commercial acre assuming a 0.5 Floor Area Ratio (South Yuba County Land Needs Report, September 20, 2006).

4. The project will require significant infrastructure improvements and costs. The DEIR should identify project infrastructure requirements and the costs and funding mechanisms required to put the infrastructure into place.

6-10

Comment: Chapter 4.13 Public Services and Utilities identifies a number of public services including water, wastewater collection and treatment, solid waste, law enforcement, fire protection, schools, parks and public utilities that will be impacted by the project and will require significant improvements including facilities, back-bone infrastructure, and additional employees. The DEIR does not provide adequate discussion, other than the future adoption and update of various fees, as to the costs or funding of infrastructure improvements. We recommend that DEIR mitigation require that adopted and updated fee schedules cover anticipated infrastructure costs, including maintenance and operation of the facilities and services.

6-11

In addition to basic services, the proposed project should include funding for regional facilities and services such as the Wheatland Bypass, regional park system, or services such as those addressed in the attached Sheriff Department comments. It is recommended that the City adopt a Capital Impact Fee which would support a fair share of regional facilities and services.

6-12

5. Please provide an analysis of potential impacts of Beale AFB operations on the project. This analysis should utilize the existing adopted Comprehensive Land Use Plan for Yuba County and Beale AFB and not the 2005 Air Installation Compatible Use Zone Report which has not yet been adopted by the County or the Yuba County Airport Commission.

6-13

Comment: Impact 4.5-7 Impacts … from Beale AFB that would cause sleep disturbance (Potentially Significant). Mitigation measure 4.5-7 requires tentative maps approval to be conditioned on notification of potential buyers about "…existing and on-going noise generating aviation activities…" The DEIR fails to demonstrate how the mitigation measure will lessen Beale AFB aviation operation impacts on residential areas from Potentially Significant to Less-than-Significant.

6-14

The Beale Air Force Base Land Use Compatibility Plan (adopted March 17, 2011) depicts a portion of the project site as being within Review Area 2 of the Airport Influence Area. Additional mitigation should be provided requiring that projects within Review Area 2 be submitted to the Airport Land Use Commission for review.

6-15

6. Sheriff's Department (see attachment): The increase in population will create a greater demand and have a significant impact on law enforcement services, the jail, Coroner/Public Administration, civil process, animal care services, and capital facilities/equipment, as well as other ancillary services.

6-15 Cont'd Comment: As noted in the attached memorandum dated June 8, 2011, the DEIR did not address the concerns expressed by Yuba County Sheriff Department relative to projects impact on the ability of the Department to provide adequate law enforcement services.

7. Agricultural Commissioner (see attachment): The EIR needs to provide a comprehensive inventory of agricultural land including soils, production acreage, and loss of revenue; an analysis of impacts on the agricultural community including workers, processing facilities, agricultural related sales; address what type of mitigation measures will be used for the loss of agricultural land. What type of "buffer zones" will be established between urban and agricultural uses? Will the project create transportation issues for production and processing of agricultural commodities? How will the project boundaries mitigate agricultural practices such as pesticide applications, noise, dust, night time operations, agricultural burning, trespassing, vandalism, theft, bee complaints, and similar conflicts between the land uses?

6-16 6-17 6-18

6-19 Comment: As noted in the attached memorandum dated June 26, 2011, the DEIR did not address a number of issues raised by Yuba County Agriculture Commissioner. Although the project will significantly impact over 4,000 acres of land currently in agricultural production the DEIR does not provide or suggest any mitigation for the loss of agricultural lands. Additional analysis should be provided as to why potential mitigation such as agricultural easements is not feasible.

8. Public Works: The EIR needs to address drainage impacts to Dry Creek, Bear River, and Best Slough if applicable; traffic impacts to County roads north of the city (i.e. Marysville Bypass Yuba River Parkway), South Beale Road (at grade intersection or future interchange), McGowan Parkway, etc., as well as County roads east and west of the city (Jasper Lane, Camp Far West Road, Wheatland Road). The City will need to accept Spenceville Road and the remaining portion of State Street for maintenance within the annexed area.

6-20 6-21 6-22

6-23 Comment: The following comments are relative to traffic and Yuba County Public Works concerns:

a. The Traffic Impact Study (TIS) does not analyze the intersection of SR 65 at South Beale Road as requested in our comments on the NOP. The TIS needs to analyze the impacts to this intersection for current and future volumes.

6-24 b. Pg 4.3-2, the description for Camp Far West Road needs to be revised to indicate that Camp Far West Road continues northerly behind Beale AFB and provides a link to SR 20. The description stops at where Camp Far West Road intersects Blackford Road and only discusses the connection into Placer County across the Blackford Road. There is no analysis on impacts from the project for travel northward towards SR 20 along Camp Far West Road, Waldo Road, Chuck Yaeger Road, and Hammonton-Smartsville Road.

6-25

6-26 c. Various tables in Section 4.3 show that the roadway segment of Wheatland Road from Forty Mile Road (Pleasant Grove Road) to the City of Wheatland is under

6-26 Cont'd Yuba County jurisdiction. The tables should be amended to reflect that a portion of this roadway segment is located in and maintained by Yuba County and a portion is located in and maintained by Sutter County.

6-27 d. Various tables in Section 4.3 show that the roadway segment of Forty Mile Road (Pleasant Grove Road) from Bear River to Wheatland Road is in Yuba County's jurisdiction. This segment is in Sutter County's jurisdiction and the tables should reflect this.

6-28 e. The TIS used SACMET for modeling the traffic and land uses near the project area. During the NOP we stated that the Tri-County model or the model generated with the County's General Plan Update (GPU) should be used. Please indicate in the DEIR the reason why the Tri-County or the County's GPU models were not used. The DEIR should provide analysis as to if the SACMET model is as accurate for the area surrounding the project as the Tri-County or County's GPU models which were expressly developed for the Yuba County area

6-29 f. Figure 4.3-4 on pg 4.3-27 shows 2025 Average Daily Trips (ADT) with and without Project. The ADT for the Wheatland Expressway and SR 65 north and south of where the expressway connects do not appear to be consistent with the analysis provided in the DEIR. The traffic volume increase to the expressway with the project is shown as 13,575 trips. The increase to SR 65 north of the expressway is 5,050 trips. The increase to SR 65 south of the expressway is 225 trips. There is approximately 8,300 trips that are on the expressway that does not reflect back onto the existing alignment of SR 65 (north or south). It is not clear where these trips come from or go to?

6-30 g. The Wheatland DEIR has ADT estimates much less than the ADT estimates for SR 65 and Goldfield Parkway shown in the recent traffic analysis provided for the County GPU. The DEIR should reflect the ADT numbers from the County's GPU for these roadways.

6-31 h. Table 4.3-14 indicates that a roundabout should be installed at the Spenceville Road and Camp Far West Road intersection to improve the Level of Service. However, in that this intersection will remain within the County and the surrounding land uses will remain rural in nature it is doubtful that the speed limit will be reduce sufficiently to have entrance speeds considered safe for roundabouts. The DEIR should provide analysis for alternatives to the roundabout for this intersection.

6-32 i. Mitigation 4.3-12 states that needed improvements outside of the City's jurisdiction could be included in a regional impact fee if the City is a participant of any regional impact fee with either Yuba or Placer counties. The DEIR should require that projects will participate in a "fair share" of any regional impact fee.

6-33 In addition, the TIS needs to identify improvements needed outside of the City boundary due to this project in order to determine what improvements could be included in any regional impact fee.

6-34 j. The DEIR states that flows from the detention basins will not increase from existing conditions. Although the DEIR shows detention basins at all outlets from the City and project area before runoff goes into the Bear River and Dry Creek, it is difficult to verify flow rates based on information provided in the DEIR. The DEIR should provide additional flow rate information needed to confirm the conclusion that flows will not increase.

6-35 9. The DEIR indicates the project will have an impact on the Ostrom Road landfill however mitigation measure 14.13-3 addresses only the recycling of construction materials from development within the project site.

6-36 Comment: Please provide analysis and data as to the tonnage and type of waste materials that will be produced by the project and the impact on the Ostrom Road landfill. Also, discuss existing or proposed policies relative to "green waste" and potential solid waste disposal alternatives.

6-37 In addition to the above comments, please note that the proposed project will require a wide range of public services that could have a significant fiscal impact on the County's ability to provide those services.

6-38 A tax sharing agreement must be reached prior to annexation.

Again, thank you for the opportunity to comment on the DEIR and your consideration of our comments. We look forward to discussing the above comments with you. Please feel free to contact the Planning Department should you need additional information regarding County concerns.

Sincerely,

Kevin Mallen
Director, Community Development & Services Agency

Attachments:

1. Sheriff Department Comments
2. Agricultural Commissioner Comments
3. Other comments

CC: Yuba County Board of Supervisors
Wendy Hartman, Planning Director
Louie Mendoza, Agricultural Commissioner
Jerry Read, Undersheriff

Memorandum

YUBA COUNTY SHERIFF'S DEPARTMENT

"Building a Safe Community"

June 8, 2011

To: Ed Palmeri, Asst. Planning Director

From: Undersheriff Jerry Read

Re: Johnson Rancho and Hop Farm Properties

6-39 We have reviewed the Draft Environmental Impact Report (EIR) for the proposed annexation of the Johnson Rancho and Hop Farm Properties. As stated in our comments to the Notice of Preparation for this project, the Public Services section is of particular interest to the Sheriff's Department. We submitted the concerns outlined below and in our review of the Draft EIR, did not see that any were addressed or mitigated. We would like to renew the following issues to ensure they are properly considered.

6-40 **Law Enforcement Service:** The EIR document states that the Wheatland Police Chief will be consulted concerning the provision of law enforcement services. This area is currently served by the Sheriff's Department and likely will be for the foreseeable future. In other jurisdictions experiencing annexation, there is often a substantial delay between annexation and assumption of law enforcement services. The Sheriff's Department anticipates there will be a measureable impact on law enforcement services in the area as it is being developed. Experience has shown that thieves will target construction sites and without a significant law enforcement presence/response, losses could result. As the population of the area begins to grow, additional impact will develop. Though crime is often low among residents in new developments, they expect a high level of service. A recent staffing study set a minimum patrol staffing level for the Yuba County Sheriff's Department at 1.13 patrol staff to every 1,000 residents. While this is a minimum number, it can be used to measure impact.

6-41 **Jail**
The Sheriff is responsible for the operation of the county jail. The increased in population resulting from this project will clearly impact the number of inmates housed in the Yuba County Jail. This impact will adversely affect the jail operation. There are a finite number of beds in the jail and when capacity is reached, there are only two methods to reduce that number: make fewer arrests or release inmates early. Consideration for jail capital improvements, jail staffing, food, clothing, programming and medical needs for the inmates will also need to be considered.

6-42 **Coroner/Public Administrator**
In Yuba County, the Sheriff is responsible for performing both Coroner and Public Administrator duties. The increase in population will increase the number of deaths requiring the services of

6-42 Cont'd

the Coroner/Public Administrator and that impact should be addressed.

6-43

Civil Process

The Sheriff has the responsibility to serve civil processes and execute certain civil actions. There are a wide variety of processes served from the simple subpoena to the more complex civil actions such as garnishments, evictions, bank levies, personal property levies, and real property levies. The civil office serves or enforces approximately 6,000 civil actions per year. Many of these services are fee-based; however, not all costs are considered and the impact of new development on the Civil Division should be considered.

6-44

Animal Care Services

Animal Care Services is a division of the Yuba County Sheriff's Department. Animal Care Services provides service for the unincorporated areas of Yuba County. Animal Care Services does far more than caring for lost, injured and abandoned animals in our community. We provide a variety of services that protect both citizens and animals including: transporting stray injured animals to veterinarians for emergency care; rescuing animals from locked vehicles and abusive or negligent conditions; providing assistance locating services for wild animal removal; impounding loose and stray animals; administering a rabies control program; helping citizens resolve nuisance problems such as complaints about barking dogs; investigating dog bite complaints; assisting other agencies such the Fire Departments and California Highway Patrol; educating pet owners on the importance of spaying or neutering their cats and dogs and addressing and responding to animals in disaster situations. Some of these services are fee-based; however, we do not recover all costs and the impact of the new development on the provision of Animal Care Services should be considered.

6-45

Capital Facilities/Equipment

There are a host of capital facilities/equipment expenditures that need to be considered. The fee-based services described above only take into consideration the personnel costs associated with the delivery of the services. Capital facilities include the jail, animal care services, and other space needs; dispatch center, information technology needs, vehicles, etc.

6-46

Other

There are other ancillary services provided by the Sheriff's Department that will be impacted; but those described above need the greatest consideration.

The County of Yuba

Agricultural Commissioner – Weights & Measures
915 8th Street, Suite 127 – Marysville, CA 95901

LOUIE B. MENDOZA, JR.
AGRICULTURAL COMMISSIONER
DIRECTOR OF WEIGHTS & MEASURES

(530) 749-5400
Fax (530) 749-5404
yubaag@co.yuba.ca.us

KEVIN ROUSH
ASSISTANT
AGRICULTURAL COMMISSIONER
DIRECTOR OF WEIGHTS & MEASURES

Date: June 29, 2011

To: Wendy Hartman - Planning Director
Ed Palmeri – Assistant Planning Director
Yuba County Planning Department

Subject: Johnson Rancho and Hop Farm Annexation Project Draft EIR

From: Louie B. Mendoza Jr., Agricultural Commissioner/Director of Weights & Measures

6-47 The Yuba County Agricultural Commissioner is taking this opportunity to provide the following comments on the Johnson Rancho and Hop Farm Annexation Project Draft EIR.

6-48 **1. Executive Summary page 2-4 states:**
Conversion of Prime Farmland to urban uses for the proposed project is considered a significant impact. Although mitigation could include purchasing agricultural conservation easements outside of the project area, such mitigation would not create new agricultural land; it would only preserve agricultural land elsewhere. Therefore, consistent with the Wheatland General Plan EIR, feasible mitigation measures do not exist to reduce the impact to a less-than-significant level and the impact would remain significant and unavoidable. The cumulative loss of agricultural land in the area would be considered a significant impact. Feasible mitigation measures do not exist to reduce the impact to a less-than-significant level and the impact would remain significant and unavoidable

The Agricultural Commissioner recommends obtaining agricultural conservation easements outside of the project area within Yuba County to preserve agricultural land.

6-49 **2. In table 2-1 (summary of impacts and mitigation measures) 4.2 Land Use and Agricultural Resources**
4.2-1 Compatibility with surrounding agricultural operations.
4.2-1 The project applicant shall inform and notify prospective buyers in writing, prior to purchase, about existing and on-going agriculture activities in the immediate area in the form of a disclosure statement. The notifications shall disclose that the Wheatland area is an agriculture area subject to ground and aerial applications of chemical and early morning or nighttime farm operations, which may create noise, dust, et cetera, and provide that such agricultural operations shall not be considered a nuisance. The language and format of

*such notification shall be reviewed and approved by the City Attorney prior to recording the **first** final map. Each disclosure statement shall be acknowledged with the signature of each prospective property owner.*

6-49 Cont'd

The Agricultural Commissioner recommends amending the mitigation measure to read as follows:
*The project applicant shall inform and notify prospective buyers in writing, prior to purchase, about existing and on-going agriculture activities in the immediate area in the form of a disclosure statement. The notifications shall disclose that the Wheatland area is an agriculture area subject to ground and/or aerial applications of pesticides, fertilizers and other chemicals, ~~chemical~~ and early morning or nighttime farm operations, which may create noise, dust, et cetera, and provide that such agricultural operations shall not be considered a nuisance. The language and format of such notification shall be reviewed and approved by the City Attorney and the County Agricultural Commissioner prior to recording the **first** final map. Each disclosure statement shall be acknowledged with the signature of each prospective property owner.*

6-50

3. In table 2-1 (summary of impacts and mitigation measures) 4.2 Land Use and Agricultural Resources
4.2-7 Conversion of Prime Farmland to urban uses and 4.2-8 Cumulative loss of agricultural land are listed as significant impacts prior to mitigation; with no feasible mitigation measures and are listed as significant and unavoidable after mitigation

The Agricultural Commissioner believes that mitigations measures have not been considered to the greatest extent possible. The Agricultural Commissioner recommends obtaining agricultural conservation easements outside of the project area within Yuba County to preserve agricultural land. The Agricultural Commissioner believes that this option is a feasible mitigation measure.

6-51

4. Chapter 4.2 Land Use and Agricultural Resources, page 4.2-30 states:

Agriculture

Goal 1.I To maintain the productivity and minimize developments affects on agricultural lands surrounding Wheatland.

Policy 1.I.1. The City shall discourage leapfrog development and development in peninsulas extending into agricultural lands to avoid adverse effects on agricultural operations.

Policy 1.I.2. The City shall support the local agricultural economy by encouraging the location of agricultural support industries in the City, establishing and promoting marketing of local farm products, exploring economic incentives, and support for continuing agricultural uses adjacent to the City, and providing its fair share of adequate housing to meet the needs of agricultural labor.

Policy 1.I.3. The City shall promote good neighbor policy between residential property owners and adjacent farming operations by supporting the rights of farmers and ranchers to conduct agricultural operations in compliance with State laws.

The Agricultural Commissioner concurs with these policies and would further recommend that development on prime farmland on "prime" soil be developed lastly within the project

5. Chapter 4.2 Land Use and Agricultural Resources, page 4.2-34 states in part:

"Regarding the agricultural lands east of the Hop Farm project site, given that these lands are part of the Johnson Rancho portion of the project, any potential land use incompatibilities resulting from these agricultural lands would be considered temporary, as the entirety of the Johnson Rancho portion of the project site is anticipated to be developed in the long-term. However, in the short-term, active agricultural operations on the lands east of the Hop Farm property (i.e., AKT Ranch), could result in the generation of dust, noise, and drift of agricultural chemicals, which could create incompatibilities with the sensitive land uses proposed for the Hop Farm Property. However, the Yuba County Agricultural Commissioner has indicated that in order for farmers to get clearance on spraying pesticides, they first need to request and obtain a permit from the Agricultural Commissioner.[6] As part of this process, the Agricultural Commissioner reviews the proposed types of agricultural chemicals and application methods as well as the uses surrounding the agricultural lands that would be sprayed. The Agricultural Commissioner uses a variety of conditions that he can apply to any pesticide permit, such as only permitting pesticide applications during favorable wind conditions, or restricting aerial application within a certain distance of nearby residential receptors and only allowing ground spraying. In summary, if the Hop Farm property precedes the development of the AKT Ranch portion of the Johnson Rancho property, the AKT orchard operator would need to obtain a pesticide permit from the Yuba County Agricultural Commissioner, who would ensure that appropriate restrictions are placed on AKT's permit to ensure that the limited residential uses on the Hop Farm property are not adversely affected."

6-52

The Agricultural Commissioner would like to clarify the above statement. The Agricultural Commissioner issues pesticide permits for Restricted Materials or Operator Identification Numbers for non-restricted pesticides. Only restricted material pesticides may be "conditioned" to be used under certain conditions or in a certain manner. All pesticide applications must be made in accordance with the product label. Under Title 3 of the California Code of Regulations (division 6, chapter 3, subchapter 2, Article 1) section 6600 (General Standard of Care) states:

Each person performing pest control shall:
(a) Use only pest control equipment which is in good repair and safe to operate.
(b) Perform all pest control in a careful and effective manner.
(c) Use only methods and equipment suitable to insure proper application of pesticides.
(d) Perform all pest control under climatic conditions suitable to insure proper application of pesticides.
(e) Exercise reasonable precautions to avoid contamination of the environment.

6-53

The term "pest control" refers to use of pesticides to control a pest. With <u>new</u> residential receptors being developed adjacent to existing agricultural operations; this has the potential create a hazard for the residential area and create potential pesticide application impacts for the existing growers/farmers.

6. Executive Summary page 2-4 states in part:

6-54

Implementation of mitigation measures included in the Land Use and Agricultural Resources chapter would inform prospective residents of the potential for a nuisance from adjacent agricultural operations, but would not reduce or remove the potential for conflict. Therefore, the project would result in a short-term significant and unavoidable impact. ***Eventual build out*** *of the Johnson Rancho portion of the property, as well as the overall General Plan area, would replace the existing agricultural*

6-54 Cont'd

operations with urban uses which would not conflict with the proposed residences; therefore, under the long-term scenario, impacts would be less-than-significant.

The Agricultural Commissioner believes mitigation measures should be implemented to the fullest extent possible. "Eventual build out" could be years in the future, leaving the possibility of conflicts between agricultural operations and urban uses during the term of the build out. The Agricultural Commissioner recommends the implementation of buffer zones that would help minimize the conflicts caused by the inadvertent drift of pesticides, dust, odor, noise, etc from agricultural operations.

6-55 The Yuba County Agricultural Commissioner provided the following comments on the scope and content of the EIR, in regards to the City of Wheatland NOR - EIR Proposed Annexation of the Johnson Rancho & Hop Farm Properties on September 5, 2008. To date, as part of the Johnson Rancho and Hop Farm Annexation Project Draft EIR; the following items have or have not been addressed

1. What is the current inventory of agricultural land that is involved with this proposed project? such as;
   a. Soil types and soil classifications ***(Addressed)***
   b. Prime farmland, unique farmland and farmland of statewide importance ***(Addressed)***
   c. Current agricultural practices ***(Addressed)***
   d. Percentage of agricultural production land within the whole project ***(Addressed)***
   e. Estimated amount loss of agricultural production land in the project area ***(Addressed)***
   f. Projected loss (if any) of value in dollars of the agricultural land in the proposed project ***(Not Addressed)***

2. If agricultural land is taken out of production due to this project, what are the impacts to the agricultural community; specifically agricultural workers, processing facilities, agriculture related sales? ***(Not Addressed)***

3. What mitigation measures will be used (if any) for the loss of agricultural land within the project area? ***(Addressed but not satisfactory. See Agricultural Commissioners comments in #3, page 2)***

4. Will there be an establishment of an Ag – Urban "buffer zone" for the proposed project adjacent to agricultural land to help mitigate Ag-Urban issues?
   a. Establishment of an appropriate Ag-Urban buffer zone (distance in feet), if needed
   b. Establishment of specific criteria that would allow for the reduction of a proposed buffer zone if needed
   c. Approving official or agency for the reduction of a proposed buffer zone
   (Addressed but not satisfactory. See Agricultural Commissioners comments in #6 page 3)

5. Will this project create any transportation issues for production or processing of agricultural commodities in and around the proposed project area? ***(Not Addressed)***

6. If the project is adjacent to agricultural producing properties or properties that have the potential to produce an agricultural commodity, how will the project boundaries mitigate the following agricultural practices:
   a. Pesticide applications (odor, timing)

6-62 Cont'd

b. Noise, dust and night time lighting
c. Agricultural burning (smoke)
d. Trespass/vandalism/theft/litter/liability to the surrounding agricultural land and land owners
e. Bee complaints - if apiaries are in proximity to residences
f. Other sources of land use conflict unique to certain situations

(A-F addressed but not satisfactory. See Agricultural Commissioners Comments in #2, page 1)

Thank you for your time and consideration in this matter

H:\Louie's folder\Planning\Johnson ranch-hop farm_project draft EIR_memo_June_2011 (2).doc

LETTER 6: KEVIN MALLEN, YUBA COUNTY

Response to Comment 6-1

The comment is an introductory statement and does not address the adequacy of the Draft EIR.

Response to Comment 6-2

Senate Bill (SB) 375 directs the California Air Resources Board (CARB) to work with California's 18 metropolitan planning organizations to align regional transportation, housing and land use plans, and to prepare a "sustainable communities strategy" in order to reduce the amount of vehicle miles traveled (VMT) in the respective regions, and demonstrate the region's ability to attain GHG reduction targets. Although the Draft EIR does not present a direct, side-by-side comparison of the project's compliance with SB 375, the Draft EIR does present how the project would be consistent with regional and local plans, transportation goals set forth to reduce VMT, and GHG reduction goals. Compliance with such plans and goals is inherently compliant with SB 375.

For example, SB 375 requires the CARB to establish GHG emission reduction targets on a regional scale. As stated on page 4.4-38 of Chapter 4.4, Air Quality and Climate Change, of the Draft EIR, the required mitigation measures to reduce the project's incremental contribution to global climate change are consistent with Wheatland General Plan Goal 8.G and Policies 8.G.1. through 8.G.5., which encourage energy conservation in new and existing developments. The aforementioned policies, as shown on page 4.4-22, set forth specific strategies to reduce GHG and the carbon impact of the proposed project that would help implement the goals of SB 375. Mitigation Measures 4.4-6(a) through 4.4-6(c) proceed to require the development of a Climate Action Plan that would include measures to reduce emissions consistent with regulatory measures developed under Assembly Bill (AB) 32, as well as the preparation of a GHG reduction strategy describing specific measures to achieve the GHG reduction required in the Climate Action Plan. Therefore, the mitigation measures required in the Draft EIR would implement the goals of SB 375.

In addition, the Wheatland General Plan includes goals and policies, to which the proposed project would be required to conform, that encourage a sustainable community and aim to reduce VMT, which is directly consistent with the goals of SB 375. For example, Goal 8.F and Policies 8.F.1. through 8.F.4., presented on page 4.4-21 and 4.4-22 of the Draft EIR, require the integration of air quality planning with the land use and transportation process. In addition, various transportation-related goals and policies of the General Plan, such as Goal 2.E and associated policies on page 4.3-15 and Goal 2.F and associated policies on page 4.3-16 of the Draft EIR, implement the SB 375 goal to reduce VMT by promoting transit systems and providing non-motorized transportation facilities.

Response to Comment 6-3

Page 6-4 of Chapter 6, Statutorily Required Sections, of the Draft EIR includes the following statement regarding the approach to analyzing cumulative impacts and the cumulative setting of the project area:

> The geographic scope of the area for the Johnson Rancho and Hop Farm Annexation EIR cumulative analyses includes the City of Wheatland General Plan Study Area. These boundaries have been chosen because the impacts of the project would occur within these planning boundaries of the City of Wheatland. However, it should be noted that the traffic and noise analyses evaluate both the buildout of the General Plan and additional local growth within the City of Wheatland Sphere of Influence. Other Wheatland projects included in the cumulative traffic, air, and noise analyses are Jones Ranch, Heritage Oaks Estates, Almond Estates, and Settler's Village. Cumulative impacts are analyzed in each technical chapter and summarized below.

As indicated, Chapter 6 goes on to summarize the cumulative impacts of the proposed project related to each environmental issue area and associated mitigation measures, as presented in each technical chapter of the Draft EIR.

In addition, Table 4.3-4 in Chapter 4.3, Transportation and Circulation, of the Draft EIR indicates numerous Yuba County traffic facilities were evaluated in the Draft EIR for the cumulative scenario. In addition, as explained on page 4.3-25 of the Draft EIR, development projects being considered by Yuba County were factored into the cumulative traffic analysis through the consultant's use of SACOG's SACMET traffic model. The SACOG SACMET traffic model includes regional land use development assumptions made by individual planning agencies and circulation system improvements identified in the Regional Transportation Plan.

In recognizing the difficulties of trying to successfully mitigate impacts outside jurisdictional boundaries where fee programs are not yet fully established to ensure needed improvements are implemented commensurate with the point in time that the traffic impact is expected to occur, Impact 4.3-12 identified the project's traffic impacts to Yuba County roadways would be significant and unavoidable. However, consistent with Wheatland's desire to work with the County to identify feasible ways of addressing the need for future traffic improvements, the following mitigation measure has been included in the Draft EIR:

> *4.3-12* *At the time of submittal of the **first** tentative map application within the Johnson Rancho and Hop Farm Annexation area, if the City of Wheatland is a participant in any new Yuba County and/or Placer County regional traffic fee program(s) and the new fee program(s) include the improvements identified in the Traffic and Circulation Master Plan as necessary to mitigate the significant impacts to roadways in the region(s) generated by the project, the project applicant(s) shall pay the applicable fees toward the improvements prior to final map approval.*

Response to Comment 6-4

As the commenter states, the Johnson Rancho and Hop Farm Annexation Draft EIR was released prior to the adoption of the Yuba County 2030 General Plan. The notice of preparation of the Johnson Rancho and Hop Farm Annexation Draft EIR was published on August 29, 2008, well before the June 7, 2011 adoption of the new County General Plan Update. The Johnson Rancho and Hop Farm Annexation EIR properly evaluated the Project, where appropriate, against the County General Plan that was in effect at the time the NOP was published. (CEQA Guidelines section 15125[a], [d]-[e])

It should be noted, however, that the Draft EIR does in fact take into consideration information contained in the 2030 General Plan. For example, Impact Statement 4.1-3 on page 4.1-16 of Chapter 4.1, Aesthetics, of the Draft EIR takes into consideration the land use designations of the Draft General Plan Update. In addition, page 4.2-69 of Chapter 4.2, Land Use and Agricultural Resources, states, "It should be noted, however, that the Yuba County General Plan is currently being updated and when the General Plan Update is complete, the Johnson Rancho and Hop Farm Annexation project area is expected to be designated as City of Wheatland urban development, not as agricultural land." Furthermore, Mitigation Measure 4.3-12 on page 4.3-51 of Chapter 4.3, Transportation and Circulation, of the Draft EIR is stated to be "[…] consistent with the goals and policies in regard to regional transportation planning in the Yuba County General Plan Update, and implementation would reduce the above impact, but not to a level that is less-than-significant."

Response to Comment 6-5

The City recognizes the importance of agricultural lands and orderly growth within the County, as evidenced by the detailed discussion included in Table 4.2-4, Wheatland General Plan Update Policy Discussion, and Table 4.2-5, Yuba LAFCo Policy Discussion, in the Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR. As explained in the agricultural policies section of Table 4.2-5,

> The proposed project is immediately adjacent to the existing southern/southeastern boundary of the City of Wheatland, and is within the Wheatland SOI. As described below in Impact Statement 4.2-6, the majority of the project site is composed of prime farmland soils. The City of Wheatland is located within an area largely composed of prime farmland soils; thus, urban expansion of the City would, to some extent, necessarily result in the conversion of prime agricultural land. As discussed in Chapter 4.10, Hydrology and Water Quality, and shown in Figures 4.10-1 through 4.10-3, portions of the City and the majority of the surrounding areas are within flood hazard zones due to nearby levees. Although urban expansion to the east of the existing City of Wheatland would have developmental constraints related to flooding, the constraints would be significantly less than those of the areas to the north and west of the City, as shown in Figures 4.10-1 through 4.10-3. Therefore, even though development of the project would result in the conversion of prime agricultural land, the proposed project location is the most logical and orderly option for expansion of the urban area.

Response to Comment 6-6

As presented in Chapter 3, Project Description, on page 3-24 of the Draft EIR, the proposed project includes the following two objectives related to development of the project:

> 7. Establish a comprehensive development implementation framework that provides long-term guidance and direction for future development, and includes mechanisms for properly anticipating infrastructure improvements and mitigation requirements.
>
> 11. Provide a single, coordinated and comprehensive development plan with a high level of consistency and quality for a large area in order to avoid the piecemeal, parcel by parcel development that would likely develop in the absence of a unified development plan, thereby enhancing the image and character of Wheatland and supporting the adopted *Wheatland Community Vision*.

These objectives are meant to ensure phased, orderly development of the proposed project and encourage sustainable community planning.

In addition, in Table 4.2-4 on Page 4.2-42 and 4.2-43, in Chapter 4.2, Land Use and Agricultural Resources, in the discussion regarding the project's consistency with Policy 1.A.3 of the Wheatland General Plan Update, the Draft EIR states the following:

> In addition, it is important to note that the proposed project is not envisioned to be built out all at once; rather, once the program-level entitlements, which are the subject of this EIR, are approved by the City, it is anticipated that buildout of the project would occur in phases, as the market will support. Each phase will require subsequent discretionary project-level approvals, including Stage 2 Development Plans and tentative maps.

Furthermore, the Wheatland General Plan Update includes the following policy, with which the project would be required to comply:

> Policy 1.G.6. The City shall require that proposed commercial, employment, and residential development is phased in order to insure the continuation of an adequate tax base to fund necessary infrastructure and City services.

Response to Comment 6-7

The Cumulative Impacts land use discussion evaluates the project's incremental contribution to land use changes within the Wheatland SOI, which includes County lands. It is not necessary to expand the cumulative land use impact discussion to the greater region as the City of Wheatland has no jurisdiction over land use decisions within these areas. To the extent that land use changes occurring in other jurisdictions may cause physical impacts related to those of the Johnson Rancho and Hop Farm Annexation project, these impacts have been evaluated within the Johnson Rancho and Hop Farm Annexation Draft EIR (i.e., cumulative traffic analysis – see Response to Comment 6-3, above).

Impact 4.2-6, "Increases in the intensity of land uses in the region due to the proposed project and all other projects in the Wheatland area," determined that, while the proposed project, along with reasonably foreseeable projects within the City of Wheatland, would change the intensity of land uses within the region, the type and intensity of development for the Hop Farm portion of the project site would be consistent with the intensity of land uses anticipated by the General Plan Update. In addition, long-term plans for the City of Wheatland have designated the Johnson Rancho portion of the project site for urban development. Furthermore, the environmental impacts, such as traffic, air, and noise impacts, that could be created due to implementation of the proposed project have been analyzed in this Draft EIR, and mitigation has been provided for those cumulative impacts, where necessary. Given the land use controls, General Plan goals and policies, and development standards presently in use within Wheatland, the project's incremental contribution to cumulative land use impacts would be minimized to a level that is considered less-than-significant.

Response to Comment 6-8

Impact Statement 4.12-1 on page 4.12-8 in Chapter 4.12, Population, Employment, and Housing, of the Draft EIR discusses the project's impacts to the jobs-to-housing ratio in the City of Wheatland. The Draft EIR determined the following:

> The jobs/housing ratio of the Johnson Rancho and Hop Farm Annexation area would be consistent with the ratio anticipated in the General Plan Update. In fact, the proposed project would be expected to slightly improve the jobs-to-housing ratio, as compared to what is expected under buildout of the General Plan. Therefore, the project would be consistent with the Yuba County LAFCo policy (as well as the City of Wheatland policy) that addresses the jobs-to-housing ratio, and the impact related to the jobs-to-housing ratio within the City of Wheatland would be ***less-than-significant***.

Response to Comment 6-9

For clarification purposes, Table 4.12-7 on page 4.12-8 of Chapter 4.12, Population, Employment, and Housing, of the Draft EIR is hereby revised as follows:

Table 4.12-7
Employment Projections for Johnson Rancho and Hop Farm

Land Use	Acres	FAR	Employees per Acre	Jobs
Commercial	131.0	0.5	~~96.8~~ 48.4	6,340
Employment/Office	274.3	-	25	6,857
Total	**405.3**			**13,197**

The above change is for clarification purposes only and does not alter the conclusions of the Draft EIR. As stated on page 4.12-8, a Floor Area Ratio (FAR) of 0.5 and a conservative density of one employee per 450 square feet of commercial (48.4 employees per acre), was utilized to determine the buildout jobs-to-housing ratio of the project area. This was determined using the procedures for deriving standards of population density for non-residential uses on page 1-2 of Chapter 1, Land Use and Community Character, of the City of Wheatland General Plan. The

FAR of 0.5 is the maximum allowable FAR for Commercial land use designations, as stated on page 1-4 of Chapter 1, Land Use and Community Character, of the General Plan. In addition, the average employee density (square feet per employee) for commercial land uses for the City of Wheatland, according to the General Plan (Table 1-1 on page 1-5 of the General Plan), is 400. Thus, as stated above and in the Draft EIR, a conservative density of one employee per 450 square feet was utilized.

Response to Comment 6-10

Given the program-level analysis contained in the Johnson Rancho and Hop Farm Annexation Draft EIR, it is not necessary for the Draft EIR to identify the costs of infrastructure improvements. What needs to be identified in this program-level analysis is the mechanism by which fees will be collected to ensure that the infrastructure improvements needed for the proposed project can be successfully constructed. The Draft EIR mitigation measures (See Mitigation Measure 4.13-1(c,e) regarding water supply improvements; Mitigation Measure 4.13-2 (c,e) regarding sewer improvements; Mitigation Measure 4.13-4(a,b) regarding police services; and Mitigation Measure 4.13-5 (a,c) regarding fire services). As explained in these mitigation measures, for the Hop Farm portion of the project, where backbone infrastructure improvements and police and fire equipment have already been included in the City's Public Facilities Financing Plan as part of the General Plan Update process to serve buildout of this property, the fee mechanism is payment of the City's applicable development impact fees. For the Johnson Rancho portion of the project, the fee mechanism included in the above-referenced mitigation measures is an update of the existing Public Facilities Financing Plan to include the infrastructure and equipment costs associated with Johnson Rancho. Additional detailed infrastructure information will be required with each tentative map submittal.

Response to Comment 6-11

The City's traffic impact fees are based upon the circulation improvements identified in the Circulation Diagram of the City's General Plan. Therefore, the existing City Traffic Impact Fee collects money towards the Wheatland Expressway (i.e., "Wheatland Bypass" as identified on the GP Circulation Diagram). Per Mitigation Measure 4.3-1(a) of the Draft EIR, each future applicant will be required to pay the City's Traffic Impact Fee.

As explained in Impact 4.13-7 of Chapter 4.13, Public Services and Utilities, of the Draft EIR, the Johnson Rancho and Hop Farm Annexation project includes a substantial amount of park space and linear park space. The Land Use Matrix (See Table 3-1 in Chapter 3, Project Description, of the Draft EIR) indicates that for both the Hop Farm and Johnson Rancho portions of the site adequate park space would be provided, if active park area is considered in combination with proposed linear parkway and open space/drainage areas. Given the project's provision of adequate park acreage and the mitigation measures included (4.13-7(a,b)) to ensure that future tentative map applications include adequate park acreage and pay applicable park fees, it is not anticipated that the project would result in substantial use of regional parks, thereby necessitating contribution of funding to such a system. In addition, see Response to Comment 6-15, below.

Furthermore, Mitigation Measure 4.3-12 on page 4.3-52 of Chapter 4.3, Transportation and Circulation, of the Draft EIR (also presented in Response to Comment 6-3) requires that "[…] if the City of Wheatland is a participant in any new Yuba County and/or Placer County regional traffic fee program(s) and the new fee program(s) include the improvements identified in the Traffic and Circulation Master Plan as necessary to mitigate the significant impacts to roadways in the region(s) generated by the project, the project applicant(s) shall pay the applicable fees toward the improvements."

Response to Comment 6-12

The Draft EIR evaluated potential impacts to the project resulting from Beale AFB. Because the potential impacts to the project resulting from Beale AFB are restricted to noise, the analysis of Beale AFB in the Draft EIR is limited to Chapter 4.5, Noise, of the Draft EIR. The Draft EIR did evaluate the potential noise impacts from Beale utilizing the latest contours set forth in the 2011 Beale AFB Land Use Compatibility Plan, as evidenced by the contours shown in Figure 4.5-2 of the Noise chapter of the Draft EIR (Chapter 4.5). Inadvertently, the discussion in Impact 4.5-6, still references the 2005 Air Installation Compatible Use Zone Report. As a result, Impact 4.5-6, starting on page 4.5-29 of the Draft EIR is hereby clarified as follows:

> **4.5-6 Impacts related to exposure of sensitive receptors to aviation noise from the Beale AFB that exceeds the acceptable noise standards.**
>
> The Beale AFB Airport Land Use Compatibility Plan (ALUCP) is associated with several jurisdictions and their associated plans and regulations, including the City of Marysville, the City of Wheatland, Yuba County, and Sutter County. The ALUCP utilized the "current mission" CNEL contours to represent the long-range (20+ years) noise impacts of Beale AFB. The contours are identified by the following four CNEL ranges: 75+ dB CNEL, 70-75 dB CNEL, 65-70 dB CNEL, and 60-65 dB CNEL (as presented in the 20~~05~~11 ~~Air Installation Compatibility Zone [AICUZ]~~ Beale Air Force Base Land Use Compatibility Plan that was prepared for Beale AFB). As discussed above, the Beale AFB safety zones and noise contours depicted on Figure 4.5-2 indicate that the entire proposed project site would be located well outside the 60 dB CNEL noise contour, and the project site would not be exposed to exterior noise levels exceeding 60 dB CNEL. Therefore, impacts related to exposure of sensitive receptors to aviation noise from Beale AFB that exceeds the acceptable noise standards would be ***less-than-significant***.

Response to Comment 6-13

As explained above in Response to Comment 6-12, the entirety of the project site is outside of the projected long-term 60 dB CNEL noise contour for Beale AFB per Map 2 of the Land Use Compatibility Plan (LUP). As a result, noise impacts would not occur to the project from aircraft operations at Beale AFB. The analysis in Impact 4.5-7 of the Draft EIR was conducted out of an abundance of caution to consider whether single event noise levels from aircraft operations could affect sleep disturbance even though noise levels experienced at the project site would be below

the relevant standard of 60 dB CNEL (see the criteria set forth in Table 1, Noise Compatibility Criteria, of the Beale AFB LUP, which sets the noise threshold for residential uses at 60 dB CNEL). It is important to note that an established threshold of significance for sleep disturbance does not exist. The disclosure statement mitigation included in the Draft EIR (Mitigation Measure 4.5-7) is consistent with the requirements set forth in the 2011 Beale AFB LUP for Review Areas 1 and 2.

Response to Comment 6-14

According to Map 1 of the Beale AFB LUP, Compatibility Policy Map, Airport Influence Area, the majority of the project site is located within Review Area 2, with the far northeastern corner of the project site being located in Review Area 1. As a result, the following mitigation measure is hereby added to the mitigation already included for Impact 4.5-7:

4.5-7(a) *The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:*

"The applicant shall inform and notify prospective buyers, prior to purchase, about existing and on-going noise generating aviation activities in the immediate area. The notice shall be in the form of a note recorded with the Deed for each property. The notifications shall disclose that the project area is south of the Beale Air Force Base and is subject to aircraft overflights, which may cause sleep disturbance. The language and format of such notification shall be reviewed and approved by the City Attorney prior to recording final map."

Compliance with this condition shall be ensured by the Community Development Department prior to the recording of any Final Map.

4.5-7(b) *Prior to approval of any tentative map applications for properties within Review Area 1 of the 2011 Beale AFB CLUP, the project applicant shall submit the application to the Airport Land Use Commission for consistency review.*

The above changes to the existing Draft EIR analysis of Beale AFB noise impacts do not change the previous conclusion because no new noise impacts have been identified.

Response to Comment 6-15

As stated on page 4.13-43 of Chapter 4.13, Public Services and Utilities, of the Draft EIR, upon annexation to the City of Wheatland, the Johnson Rancho and Hop Farm Annexation project would be located within the jurisdiction of the Wheatland Police Department. Per Mitigation Measure 4.13-4(a, b), prior to issuance of building permits the applicant will be required to pay towards additional needed law enforcement personnel and equipment to ensure that the

Wheatland Police Department will have the ability to adequately provide the law enforcement needs of the project. Though the project could still create some demand on the Yuba County Sheriff's Department (e.g., potential use of jail, coroner), as explained in the discussion concerning the revenue neutrality LAFCo policy (See Table 4.2-5 of the Land Use and Agricultural Resources chapter), the City of Wheatland will continue to work with Yuba County to negotiate a tax-sharing agreement satisfactory to both parties prior to seeking approval of the annexation application by LAFCo.

Response to Comment 6-16

The existing setting section as well as Impact 4.2-7 of Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR includes a detailed assessment of the project site soils. As explained in these sections, according to the USDA NRCS, Yuba County Soil Survey, the soil complexes found on the project site include Columbia fine sandy loam, 0 to 1 percent slopes; Columbia fine sandy loam, 0 to 1 percent slopes, occasionally floods; Conejo loam, 0 to 2 percent slopes; Holillipah loamy sand, 0 to 1 percent slopes, occasionally floods; Horst sandy loam, 0 to 1 percent slopes; Horst silt loam, 0 to 2 percent slopes; Perkins loam, 0 to 2 percent slopes; and Redding gravelly loam, 3 to 8 percent slopes. The majority of the site is composed of Horst silt loam, 0 to 2 percent slopes, which is designated as Prime Farmland soil that is well suited for irrigated crops and Redding gravelly loam, 3 to 8 percent slopes, which is not well suited for agriculture but is primarily used for range, pasture, and woodland. The Yuba County Candidate Listing for Prime Farmland and Farmland of Statewide Importance also identifies the following soils as being soils that meet the criteria for Prime Farmland: Columbia fine sandy loam, 0 to 1 percent slopes; Columbia fine sandy loam, 0 to 1 percent slopes, occasionally flooded; Conejo loam 0 to 2 percent slopes; Holillipah loamy sand, 0 to 1 percent slopes, occasionally flooded; Horst sandy loam, 0 to 1 percent slopes; and Perkins loam 0 to 2 percent slopes. Overall, approximately one-third of the site is composed of Prime Farmland.

It is not necessary to provide crop yields, farm gate sales values, and other types of data mentioned by the commenter in order to provide an adequate assessment of the potential physical environmental impacts resulting from the project on agricultural lands.

Regarding the commenter's reference to agricultural mitigation, it is noted that development of agricultural lands designated by the Wheatland General Plan for urbanization was found to be significant and unavoidable in the General Plan EIR. As part of the adoption of the General Plan and certification of the General Plan EIR, Wheatland City Council made certain Findings of Fact and adopted a Statement of Overriding Considerations for all of the significant and unavoidable impacts (e.g., loss of agricultural lands) that would result from the implementation of the General Plan, determining that the benefits of the project would outweigh its adverse effects. Similarly, the Johnson Rancho and Hop Farm Annexation Draft EIR determined that loss of Prime Farmland resulting from the project would be considered a significant and unavoidable impact. As noted on page 4.2-69 of the Land Use and Agricultural Resources chapter, potential mitigation for impacts related to the conversion of Prime Farmland to urban uses could include purchasing agricultural conservation easements outside the project area. It should be noted that this mitigation would not create new agricultural land; rather, the mitigation would simply

preserve existing agricultural land elsewhere (See also Response to Comment 2-5, which discusses mitigation for impacts to agricultural land).

Response to Comment 6-17

Impact 4.2-1, Compatibility with surrounding agricultural operations, discusses the buffers that exist or will exist between the project and agricultural operations. It is important to note that Raney Planning & Management consulted with the commenter (i.e., Yuba County Agricultural Commissioner) during the preparation of the agricultural resources section of the Draft EIR (see endnote 6 in Chapter 4.2). The following select discussion excerpted from Chapter 4.2 reflects input from the Agricultural Commissioner, as amended in this Final EIR in Response to Comment 6-52, and describes the existing/proposed buffers,

> Regarding the agricultural lands east of the Hop Farm project site, given that these lands are part of the Johnson Rancho portion of the project, any potential land use incompatibilities resulting from these agricultural lands would be considered temporary, as the entirety of the Johnson Rancho portion of the project site is anticipated to be developed in the long-term. However, in the short-term, active agricultural operations on the lands east of the Hop Farm property (i.e., AKT Ranch), could result in the generation of dust, noise, and drift of agricultural chemicals, which could create incompatibilities with the sensitive land uses proposed for the Hop Farm Property. However, all pesticide applications must be made in accordance with the product's label. In addition, Title 3 of the California Code of Regulations (Division 6, Chapter 3, Subchapter 2, Article 1, Section 6600 [General Standard of Care]) states that each person performing pest control shall follow certain procedures including the following:
>
> - Use only pest control equipment which is in good repair and safe to operate;
> - Perform all pest control in a careful and effective manner;
> - Use only methods and equipment suitable to insure proper application of pesticides;
> - Perform all pest control under climatic conditions suitable to insure proper application of pesticides; and
> - Exercise reasonable precautions to avoid contamination of the environment.
>
> Furthermore, the Yuba County Agricultural Commissioner has indicated that in order for farmers to get clearance on spraying restricted material pesticides, they first need to request and obtain a permit from the Agricultural Commissioner. As part of this process, the Agricultural Commissioner reviews the proposed types of agricultural chemicals and application methods as well as the uses surrounding the agricultural lands that would be sprayed. The Agricultural Commissioner uses a variety of conditions that he can apply to any pesticide permit, such as only permitting pesticide applications during favorable wind conditions, or restricting aerial application within a certain distance of nearby residential receptors and only allowing ground spraying. In summary, if the Hop Farm property precedes the development of the AKT Ranch portion of the Johnson Rancho property, the AKT orchard operator would need to obtain a pesticide permit from the Yuba County Agricultural Commissioner, if applicable, and follow product labeling and the California Code of Regulations procedures, which would ensure the limited residential uses on the Hop Farm property are not adversely affected.

> It should also be noted that Bear River and the Bear River levee bound the Hop Farm's southern boundary. These physical land features would act as an adequate buffer between the project's sensitive receptors and the agricultural operations to the south of Bear River in Placer County. More specifically, the proposed residential uses on the Hop Farm property would be located a minimum of 0.13 miles, or approximately 690 feet, from the nearest agricultural lands in Placer County to the south. This distance is nearly 190 feet more than the most strict buffer (i.e., 500 feet) often employed by regulatory agencies between sensitive receptors and those agricultural lands receiving the most intense type of pesticide applications (i.e., aerial).
>
> The active agricultural operations on the lands south of the Johnson Rancho property could result in the generation of dust, noise, and drift of agricultural chemicals, which could create incompatibilities with the sensitive land uses proposed for the Johnson Rancho Property. As a result, the Land Use Plan for the project, as illustrated in Figure 4.2-2[…], includes a large open space/drainage corridor along much of the southern boundary of the Johnson Rancho property. This open space/drainage corridor would provide a substantial buffer between the agricultural lands and the proposed LMDR uses for the project. In addition, potential interim incompatibilities would be made known to prospective homebuyers through the use of disclosure statements. Included in the disclosure statement will be language regarding the fact that Placer County has a right to farm ordinance, which seeks to retain and promote the agricultural industry within the County.
>
> The active agricultural operations on the parcel north of the Dave Browne property (north of Spenceville Road), which is within the Johnson Rancho portion of the project could also result in the generation of dust, noise, and drift of agricultural chemicals. As a result, until such time that the agricultural land located north of the Dave Browne property is developed, potential interim incompatibilities could result and therefore would be made known to prospective homebuyers through the use of disclosure statements. Included in the disclosure statement will be language regarding the fact that Yuba County has a right to-farm ordinance, which seeks to retain and promote the agricultural industry within the County.

The above discussion excerpted from the Draft EIR demonstrates that the residential areas proposed for the project would be adequately separated from adjacent agricultural operations either by use of existing/proposed buffer areas, or by restrictions placed on pesticide permits received from the Yuba County Agricultural Commissioner.

Response to Comment 6-18

See Response to Comment 6-17. Regarding the comment pertaining to bee complaints, page 4.2-38 of the Draft EIR states the following:

> It should also be noted that bee boxes are sometimes utilized on the agricultural properties that make up the Johnson Rancho property. These bee boxes are part of a very small operation by which the farmers harvest the honey and wax from the bees' activities. These bee boxes would not generate any incompatibilities with future residents within the Johnson Rancho property because they would be removed prior to any construction work occurring on-site.

Response to Comment 6-19

See Responses to Comments 2-5 and 6-16.

Response to Comment 6-20

The Hydrology and Water Quality chapter of the Draft EIR, Chapter 4.10, describes existing drainage patterns for the project site and the region and evaluates potential impacts of the project with respect to drainage and water quality concerns. The chapter is based on the technical reports prepared for the City by Civil Engineering Solutions, who has extensive experience evaluating the drainage facilities in and around the City of Wheatland (See Appendices R and S of the Draft EIR for the technical Master Drainage Study and Background, Constraints and Opportunities Analysis for Drainage, respectively). More specifically, Impact Statement 4.10-1 in Chapter 4.10 discusses the proposed project's impacts from surface runoff on Bear River, Dry Creek, Grasshopper Slough Tributaries, and Grasshopper Slough. The program-level analysis concludes that construction of 17 detention facilities would lower peak flow increases generated by buildout of the Johnson Rancho and Hop Farm Annexation project to at or below pre-project conditions. Mitigation Measure 4.10-1(a-d) has been included in the Draft EIR to ensure that the recommendations in the Master Drainage Report are implemented as site-specific tentative map applications come forward in the future.

As part of the hydrology analysis for the Nichols Grove project that was recently approved by the City of Wheatland, a hydraulic analysis was conducted by MBK Engineers (the Reclamation Districts' Engineer) to determine if the proposed project would result in an increase in total water volume that would be sufficient to materially raise the downstream water surface elevation. The maximum water surface increase during a 100-year storm event due to Wheatland General Plan buildout would be 0.0058 feet at mile 2.68 on Dry Creek and 0.032 feet at mile 5.91 on the Bear River (See Table 4.10-3 of Chapter 4.10, Hydrology and Water Quality, of the Nichols Grove Draft EIR). The increase due to the Nichols Grove development on the Bear River was determined to be less than 0.002 feet, and would result in a maximum increase of 0.006 at RM 5.162 on Dry Creek. According to MBK, calculated water surface changes below 0.01 feet are typically considered beyond the ability of the hydraulic model used to resolve and are, therefore, considered negligible. Although the Johnson Rancho project is considerably larger than the Nichols Grove project, given the negligible increase in surface water change predicted for the Nichols Grove project, which was well under the 0.01-foot criterion, as well as the fact that the Johnson Rancho project has been designed with sufficient detention to ensure that post-development flows are equal to or less than pre-development flows, Best Slough would not be affected by the project.

Response to Comment 6-21

Contrary to the comment, the Draft EIR does in fact address traffic impacts to County Roads, including those listed by the commenter (i.e., Marysville Bypass – Yuba River Parkway from SR 70 to North Beale Rd, McGowan Parkway, Jasper Land, Camp Far West Road, and Wheatland Road). Table 4.3-4 in Chapter 4.3, Transportation and Circulation, of the Draft EIR, presents the

roadways segments analyzed for impacts, which include the aforementioned roadways as well as various other County roads surrounding the City.

Response to Comment 6-22

The City of Wheatland will assume the responsibility of maintaining State Street and Spenceville Road once the project is annexed to the City. It should be noted that State Street has been annexed into the City as part of a separate project.

Response to Comment 6-23

The Draft EIR traffic impact analysis did not evaluate the operation of intersections outside of Wheatland, but the analysis did identify daily traffic volumes on major roads in Yuba County. Information regarding the effects of the Johnson Rancho and Hop Farm Annexation project on South Beale Road has been assembled from the traffic models used for the analysis and from the Yuba County GPU FEIR.

Information regarding South Beale Road and the SR 65 / South Beale Road intersection is available from the Yuba County GPU FEIR, which indicates that under "current" conditions the intersection operated at level of service (LOS) C in the AM peak hour and LOS D in the PM peak hour, with the peak hour volume on South Beale Road identified as 220 vehicles per hour (vph). That hourly volume would suggest a daily volume of roughly 2,300 average daily trips (ADT).

The SACMET traffic model employed to identify impacts to locations beyond the Wheatland Sphere of Influence identified the future daily traffic volume on South Beale Road at 2,560 ADT without the Johnson Rancho and Hop Farm Annexation project and 2,890 ADT with buildout of the proposed project. These forecasts are similar to the projection contained in the Yuba County GPU FEIR for Scenario 1 (Alt 2) (i.e., 3,100 ADT). These projected volumes are within the County's LOS C and D thresholds for a rural major collector (i.e., 7,000 and 10,000 ADT). Thus the project's impact to South Beale Road is not significant.

The primary issue associated with the SR 65 / South Beale Road intersection is the eventual construction of a grade-separated interchange. The Yuba County GPU FEIR notes that a grade-separated interchange on SR 65 will serve South Beale Road and the Wheatland Bypass. However, precise plans for the alignment of the Bypass (Wheatland Expressway) do not exist and the configuration of the future interchange is not known. Thus analysis of the operation of this interchange in the future is speculative.

Response to Comment 6-24

For clarification purposes, in response to the comment, page 4.3-2 of Chapter 4.3, Transportation and Circulation, of the Draft EIR is hereby revised as follows:

> *Camp Far West Road / McCourtney Road.* Camp Far West Road is a rural road that links Placer County with Yuba County via Spenceville Road in the area east

> of the project near the Beale AFB's south gate. Camp Far West Road originates at an intersection on Spenceville Road and continues southerly to the Camp Far West Reservoir dam, south of which the route becomes McCourtney Road. McCourtney Road extends for another 15 miles to the Lincoln city limits. In the northerly direction, Camp Far West Road ultimately connects to SR 20. New traffic counts conducted for this study in 2009 revealed that Camp Far West Road carried 630 ADT between Spenceville Road and the Placer County line. McCourtney Road carried 770 ADT between the Yuba County line and Riosa Road, with the volume rising to 1,600 ADT between Riosa Road and the Lincoln city limits.

The above change is for clarification purposes and does not alter the conclusions in the Draft EIR.

Response to Comment 6-25

A combination of rural roads links the Wheatland area with the east side of Beale AFB, the Spenceville Wildlife Refuge and, ultimately, SR 20. These roads are in varying conditions and range from improved Yuba County roads to lightly maintained gravel roads. The Yuba County GPU FEIR indicates that the peak hour traffic volumes on these roads range from 50 to 80 vph in the area beyond Spenceville Road. Improvements to these roads were discussed in the past when the Yuba Highlands Master Plan and River Highlands Community Plan were processed. However, the Yuba Highlands Master Plan was rejected and the residential density in this area of the County was reduced in the Yuba County GPU.

Future daily traffic volumes on these rural roads that are identified in the Yuba County GPU FEIR range from 1,000 to 1,400 ADT, and the roads are not listed among those where the County's LOS D threshold would be exceeded. The SACMET traffic model indicates that the Johnson Rancho and Hop Farm Annexation project would increase the daily volume on this route by 60 ADT. This increment would not have an appreciable impact to the roads.

It should be noted that the SACMET traffic modeling tool includes regional land use development assumptions made by individual planning agencies and circulation system improvements identified in the Regional Transportation Plan. Because the SACMET model land use data set does not include full buildout of the current Wheatland General Plan, the SACMET model had to be modified to include all of the land uses inherent to the current Wheatland General Plan to create the No Project baseline. Subsequently, the land uses contained in the Johnson Rancho and Hop Farm Annexation area were added to the SACMET model to generate Plus Project forecasts.

Response to Comment 6-26

See Response to Comment 6-27, below.

Response to Comment 6-27

The reference to Forty Mile Road in the Draft EIR is incorrect. Wheatland Road follows the Yuba County/Sutter County line, and Pleasant Grove Road is the extension of Forty Mile Road

south of Wheatland Road within Sutter County. In order to reflect the correct street name and jurisdiction, Table 4.3-11 on page 4.3-32 and Table 4.3-13 on page 4.3-47 in Chapter 4.3, Transportation and Circulation, of the Draft EIR are hereby revised as shown on the following pages.

Although Sutter County has different LOS thresholds for roadway segments than those identified for Yuba County in the Draft EIR, the Sutter County thresholds are higher. Based on the LOS thresholds contained in the Sutter County General Plan Update Draft EIR, the portion of Pleasant Grove Road in question would operate at LOS E in 2025 with and without the proposed project, as opposed to the LOS F identified in the Draft EIR for the proposed project. Therefore, the significance of identified impacts, prescribed mitigation measures, and resulting mitigated LOS identified in the proposed project Draft EIR would remain applicable.

Response to Comment 6-28

The traffic consultant and the City of Wheatland contacted Yuba County and Placer County during May 2009 through August 2009 to discuss traffic modeling issues and resources relating to this study. At that time, various traffic models were reviewed. Placer County specifically requested that the SACMET model be used. Yuba County identified year 2030 and year 2050 versions of the Tri-County model, but noted modifications to each model would be needed and that using the Yuba County General Plan Update (GPU) traffic model was their preference. The parties involved discussed the land use scenarios that could be part of the pending County GPU and noted problems using either of the Tri-County models, due to the level of land uses in each (i.e., 2030 version lacked some projects and 2050 version exaggerated development potential compared to the approach being discussed for the GPU). Due to the GPU schedule, the model was not available for use for the proposed project. Therefore, the City of Wheatland elected to proceed using the SACMET model as the basis for forecasts outside of Wheatland.

It should be noted that Yuba County's October 10, 2008 response to the Draft EIR NOP identified County roadways of concern to be addressed in the Draft EIR, but did not specifically request that the Tri-County traffic model be used.

Response to Comment 6-29

Because the Wheatland Expressway and SR 65 south of the expressway are roadways within the Wheatland SOI, traffic volumes on the these roadways were determined using the City of Wheatland GPU version of the Tri-County traffic model. Traffic volumes on SR 65 beyond the expressway were determined using the SACMET model. At some locations, the two tools utilized do not yield the same forecasts due to differing land use assumptions, variation in the model link network layout, and differences in the geographical distribution of attractions/activity. Thus, differences could occur where the two models meet and the SACMET model's volumes north of Wheatland are lower.

Table 4.3-11 (continued)
Future Roadway LOS

Location	Facility		Jurisdiction	Existing Wheatland GP			With Proposed Project		
	Class	Lanes		Daily Volume	LOS	v/c	Daily Volume	LOS	v/c
A Street from C Street to Spenceville Road	Urban	2	Wheatland	-	-		10,000	C	0.67
C Street from A Street to C Street (eastern portion)	Urban	2	Wheatland	-	-		**19,150**	**D**	**1.28**
C Street from C Street (eastern portion) to E Street	Urban	2	Wheatland		-		**13,050**	**D**	**0.87**
E Street from C Street to F Street	Urban	2	Wheatland	-	-		4,325	C	0.29
B Street from Spenceville Road to E Street	Urban	2	Wheatland	-	-		11,275	C	0.75
E Street from Spenceville Road to B Street	Urban	2	Wheatland	-	-		7,000	C	0.47
D Street from Spenceville Road to F Street	Urban	2	Wheatland	-	-		10,425	C	0.70
F Street from Spenceville Road to E Street	Urban	2	Wheatland	-	-		7,775	C	0.52
Ring Road from SR 65 to Street A	Urban	4	Wheatland	14,575	C	0.49	23,850	C	0.80
Ring Road from Street A to Spenceville Road	Urban	4	Wheatland	19,525	C	0.65	19,700	C	0.66
Ring Road north of Spenceville Road	Urban	4	Wheatland	19,525	C	0.65	**25,100**	**D**	**0.84**
Jasper Lane from Spenceville Road to Ostrom Road	Rural	2	Yuba	4,275	C	0.24	3,150	C	0.18
Camp Far West Road from Spenceville Road to Blackford Road-McCourtney Road	Rural	2	Yuba	2,075	B	0.12	4,875	C	0.28
McCourtney Road from Yuba County line to Riosa Road	Rural	2	Placer	1,850	B	0.09	3,900	B	0.19
McCourtney Road from Riosa Road to Lincoln City limits	Rural	2	Placer	3,350	B	0.16	5,275	C	0.25
Wheatland Road from Forty Mile Road to Wheatland City Limits	Rural	2	Yuba	**7,575**	**D**	**0.43**	**9,700**	**D**	**0.55**
~~Forty Mile~~ Pleasant Grove Road from Bear River to Wheatland Road	Rural	2	~~Yuba~~ Sutter	**18,100**	**~~F~~ E**	**~~1.03~~ 0.72**	**18,400**	**~~F~~ E**	**~~1.05~~ 0.73**
Forty Mile Road from Wheatland Road to Plumas Arboga Road	Rural	2	Yuba	**13,425**	**E**	**0.77**	**13,450**	**E**	**0.77**
Plumas Arboga Road from SR 70 to Forty Mile Road	Rural	2	Yuba	**10,025**	**D**	**0.57**	**10,350**	**D**	**0.59**
McGowan Parkway from SR 65 to SR 70	Urban	2	Yuba	**22,175**	**F**	**1.48**	**22,975**	**F**	**1.53**
McGowan Parkway from SR 70 to Arboga Road	Urban	2	Yuba	**12,175**	**D**	**0.81**	**12,750**	**D**	**0.85**

Table 4.3-13 (continued)
Mitigated Roadway LOS

Location	Facility		Jurisdiction	Mitigation		With Mitigation	
	Class	Lanes		Class	Lanes	Daily Volume	LOS
F Street from Spenceville Road to E Street	Urban	2	Wheatland	Urban	2	8,400	C
Ring Road from SR 65 to Street A	Urban	4	Wheatland	Urban	4	23,700	C
Ring Road from Street A to Spenceville Road	Urban	4	Wheatland	19,525	5	25,650	C
Ring Road north of Spenceville Road	Urban	4	Wheatland	19,525	5	24,725	C
Jasper Lane from Spenceville Road to Ostrom Road	Rural	2	Yuba	Rural	2	3,050	C
Camp Far West Road from Spenceville Rd to Blackford Road–McCourtney Road	Rural	2	Yuba	Rural	2	4,875	C
McCourtney Road from Yuba County line to Riosa Road	Rural	2	Placer	Rural	2	3,900	B
McCourtney Road from Riosa Road to Lincoln City limits	Rural	2	Placer	Rural	2	5,275	C
Wheatland Road from Forty Mile Road to Wheatland City limits	Rural	2	Yuba	Urban	2	9,700	B
~~Forty Mile~~ Pleasant Grove Road from Bear River to Wheatland Road	Rural	2	~~Yuba~~ Sutter	Rural	2	**18,400**	**~~F~~ E**
Forty Mile Road from Wheatland Road to Plumas Arboga Road	Rural	2	Yuba	Rural	2	**13,450**	**E**
Plumas Arboga Road from SR 70 to Forty Mile Road	Rural	2	Yuba	Rural	2	**10,350**	**D**
McGowan Parkway from SR 65 to SR 70	Urban	2	Yuba	Urban	4	22,975	C
McGowan Parkway from SR 70 to Arboga Road	Urban	2	Yuba	Urban	2	**12,750**	**D**
Marysville Bypass – Yuba River Parkway from SR 70 to North Beale Road	Urban	4	Yuba	Urban	4	18,300	B
Placer Parkway from SR 65 to Watt Avenue	Expressway	4	Placer	Expressway	4	29,925	C
Placer Parkway from Watt Avenue to Pleasant Grove Road	Expressway	4	Placer	Expressway	4	23,375	A
Baseline Road from Fiddyment Road to Watt Avenue	Arterial – High	6	Placer	Arterial-high	6	**48,025**	**D**
Watt Avenue from Baseline Road to Sacramento County line	Arterial – High	4	Placer	Arterial-high	4	**38,250**	**E**
Walerga Road from Baseline Road to Sacramento County line	Arterial – Mod	4	Placer	Arterial-mod	4	**34,250**	**E**
Fiddyment Road from Moore Road to Placer Parkway	Arterial–Mod	6	Placer	Arterial-mod	6	32,825	B
Fiddyment Road from Placer Parkway to Roseville WRSP limits	Rural	2	Placer	Rural	2	**37,625**	**F**

Note: **Bold** indicates conditions in excess of minimum standards and **highlighted** values are significant impacts.

Source: KD Anderson & Associates, Inc. Traffic Impact Analysis for the Johnson Rancho and Hop Farm Annexation Project, September 28, 2010.

Response to Comment 6-30

A comparison of the traffic volume forecasts from the Draft EIR and the Yuba County GPU FEIR for locations on SR 65 and for Goldfields Parkway are shown in the table on the following page. As shown in the table, while the traffic volumes around Wheatland are similar, appreciable differences exist in the land use and circulation assumptions incorporated into each model, which make direct comparison difficult.

For example, the Yuba County GPU FEIR assumes that Goldfields Parkway is constructed across the Feather River to SR 20; however, Goldfields Parkway is only assumed to be completed to North Beale Road in the Draft EIR (SACMET). The assumption of the Yuba County GPU FEIR yields appreciably more traffic on the facility and on the SR 65 corridor as a whole.

The Yuba County GPU FEIR recognizes that the allocation of traffic between SR 65 through Wheatland and to the Wheatland Expressway would be dependent on the final location and number of lanes on the Expressway. As a result, the Yuba County GPU FEIR provides an estimate of the total volume on the combination of streets crossing north and south of Wheatland. As presented in the table on the following page, south of Wheatland, the combination of volumes on SR 65 and the Expressway is 61,300 ADT, while the combination as determined in the Draft EIR ranges from 62,675 (no project) to 76,650 (plus project). North of Wheatland, the Yuba County GPU FEIR suggests a combined total of 60,500 on the Expressway and SR 65 while the Draft EIR totals range from 65,300 to 78,900. As a result, the analysis provided in the Draft EIR is more conservative than that in the Yuba County GPU EIR.

Comparison of Johnson Rancho and Hop Farm Annexation Draft EIR and Yuba County GPU FEIR Traffic Volume Forecasts

		Johnson Rancho and Hop Farm Annexation Draft EIR				Yuba County GPU FEIR	
		No Project		Plus Johnson Rancho – Hop Farm		Scenario 1 Alternative 2	
Street	**Location**	**Daily Volume**	**LOS**	**Daily Volume**	**LOS**	**Daily Volume**	**LOS**
Pleasant Grove Road	South of Wheatland Road	18,100	F	18,400	F	7,500	-
Wheatland Expressway	Across Bear River	48,600	F	63,150	F	61,300	-
SR 65	Yuba / Placer Line	14,075	C	13,500	C		
	Main Street to 1st Street	13,925	C	14,775	C	28,400	F
	North Loop to Expressway	27,775	F	27,800	F	60,500	F
Wheatland Expressway	Spenceville to SR 65 North	37,525	F	51,100	F		
SR 65	Expressway to South Beale	43,300	F	48,875	F	-	-
	South Beale Rd to Forty Mile Rd	44,275	C	49,325	C	67,800	D
	Forty Mile to McGowan	54,150	C	57,600	D	73,000	D

Comparison of Johnson Rancho and Hop Farm Annexation Draft EIR and Yuba County GPU FEIR Traffic Volume Forecasts							
		Johnson Rancho and Hop Farm Annexation Draft EIR				Yuba County GPU FEIR	
		No Project		Plus Johnson Rancho – Hop Farm		Scenario 1 Alternative 2	
Street	Location	Daily Volume	LOS	Daily Volume	LOS	Daily Volume	LOS
	McGowan to SR 70	49,675	C	51,825	C	57,500	C
Goldfields Parkway	SR 70 to Erle Road	18,100	A	18,300	A	37,200	-
	Hammenton-Smartville Road to SR 20*	0	-	0	-	45,600	-
*Expressway connected to So Beale interchange in model.							

Response to Comment 6-31

Typical urban roundabouts accommodate entry speeds of 15 to 20 mph for roadway design speeds of 25 to 30 mph. FHWA guidelines include high speed roundabouts that are based on entry speeds of 25 mph to accommodate rural design speeds of 55 mph. Alternatively, traffic signals could be installed, although there could be enforcement issues at a rural location with relatively little traffic on some approaches. An all-way stop with auxiliary turn lane from eastbound Spenceville Road to the Beale AFB would yield LOS C. It should be noted that the Draft EIR is a program-level EIR and the mitigation that is required to be implemented as part of future project-level analyses may or may not require installation of a roundabout at this location. The current mitigation allows for flexibility in this regard.

Response to Comment 6-32

The City believes that the language set forth in Mitigation Measure 4.3-12 is appropriate given the fact that such a regional traffic fee does not yet exist and therefore the extent to which such a potential fee would include the physical improvement projects needed to mitigate this project's traffic impacts is unknown. As stated in the mitigation measure, if any new Yuba County and/or Placer County regional traffic fee program(s) is established and the new fee program(s) include the improvements identified in the Traffic and Circulation Master Plan required per Mitigation Measure 4.3-1(b), as necessary to mitigate the significant impacts to roadways in the region(s) generated by the project, future project applicant(s) would pay the applicable fees toward the improvements prior to final map approval should the City be party to such a fee program.

Response to Comment 6-33

The Draft EIR identifies locations outside of Wheatland where significant traffic impacts are projected. Mitigation Measure 4.3-1(b) requires the preparation of a Traffic and Circulation Master Plan which would identify with more specificity improvement projects needed to mitigate the project's traffic impacts, where feasible.

Response to Comment 6-34

The requested drainage flow rate data is provided in Table 4.10-3 on page 4.10-22 of Chapter 4.10, Hydrology and Water Quality, of the Draft EIR. The mitigation measures require a Master Drainage Plan with the first application for development and individual drainage studies for each tentative map in order to ensure flows are not increasing.

Response to Comment 6-35

Page 4.13-42 of the Public Services and Utilities chapter of the Draft EIR states the following:

> While the Johnson Rancho portion of the proposed project would generate waste not previously anticipated in the City's General Plan or planning efforts associated with the receiving landfill, a substantial amount of remaining capacity exists at the Ostrom Road Landfill. This is clearly demonstrated by Recology's recent proposal to send via "green rail" a portion of San Francisco's waste to the Ostrom Road Landfill, starting in 2015 or 2016. Material from the San Francisco contract will take up less than 20 percent of Ostrom Road's capacity.

Thus, adequate capacity would be available to serve the project. However, the Draft EIR goes on to state that the City is required by AB 939 to ensure that the project achieves and maintains the diversion and recycling mandates of the State. As a result, the stated mitigation measures must be implemented in order to comply with State waste diversion requirements. In addition, the recycling and reuse of construction materials would reduce the overall amount of waste that would be going to the Ostrom Road Landfill.

It should be noted that the project was analyzed at a program-level and only includes the approval of program-level entitlements, such as annexation, General Plan Amendment, and prezoning. Specific individual project designs have not been submitted at this time. The Stage 1 Development Plan sets forth general guidance related to design for applicants to consider and incorporate into future projects. In addition, as stated in the Stage 1 Development Plan, specific development standards will be included into required Stage 2 Development Plans for review and approval by the City. Because individual project applications are not being proposed at this time, actual land uses at buildout of the project area is currently unknown. As a result, the actual amount and type of waste materials at buildout of the project cannot be determined with any certainty, as any estimates of tonnage would be highly speculative. Future individual project applications would require additional environmental review, at which time individual project solid waste generation will be determined, as well as the impacts of individual projects on the local landfill.

Response to Comment 6-36

As explained on page 4.13-41 of the Public Services and Utilities Chapter of the Draft EIR, Recology Yuba-Sutter, formerly Yuba-Sutter Disposal, Inc. (YSDI), provides garbage collection service for the City of Wheatland including green waste collection. Green waste collection for the project will be carried out in accordance with Recology's current approach.

Currently, green waste collection is provided by Recology to customers that reside within the counties of Yuba and Sutter. Customers receive one 96 gallon green waste cart which is collected on the same day as normal recycling and garbage collection. Green waste is used in a number of recycling processes, such as composting. Green waste recycling produces rich compost which can be used by local residents and farmers, rather than going to waste in a landfill.

Response to Comment 6-37

As explained in the discussion concerning the revenue neutrality LAFCo policy (See Table 4.2-5 in Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR), the City of Wheatland will continue to work with Yuba County to negotiate a tax-sharing agreement satisfactory to both parties prior to seeking approval of the annexation application by LAFCo.

Response to Comment 6-38

See Response to Comment 6-37.

Response to Comment 6-39

The comment is an introductory statement regarding the Yuba County Sheriff's Department's concerns regarding the Public Services chapter of the Draft EIR. See Responses to Comments 6-40 through 6-46.

Response to Comment 6-40

See Response to Comment 6-15.

Response to Comment 6-41

See Response to Comment 6-15.

Response to Comment 6-42

See Response to Comment 6-15.

Response to Comment 6-43

See Response to Comment 6-15.

Response to Comment 6-44

See Response to Comment 6-15.

Response to Comment 6-45

See Response to Comment 6-15.

Response to Comment 6-46

See Response to Comment 6-15.

Response to Comment 6-47

The comment is an introductory statement and does not address the adequacy of the Draft EIR.

Response to Comment 6-48

As discussed in Response to Comment 2-5, although the City does not have a program to establish the preservation of agricultural lands outside of the City, the project will be required, through mitigation, to set aside active agricultural acreage at a ratio of 1:1 based on the total acreage of Prime Farmland within the proposed project site via granting a farmland conservation easement, farmland deed restriction, or other farmland conservation mechanism.

Response to Comment 6-49

For clarification purposes, under the advice of the Agricultural Commissioner, Mitigation Measure 4.2-1 on page 4.2-36 of Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR is hereby revised as follows:

> *4.2-1* *The project applicant shall inform and notify prospective buyers in writing, prior to purchase, about existing and on-going agriculture activities in the immediate area in the form of a disclosure statement. The notifications shall disclose that the Wheatland area is an agriculture area subject to ground and/or aerial applications of ~~chemical~~ pesticides, fertilizers, and other chemicals, and early morning or nighttime farm operations, which may create noise, dust, et cetera, and provide that such agricultural operations shall not be considered a nuisance. The language and format of such notification shall be reviewed and approved by the City Attorney and the Agricultural Commissioner prior to recording the* ***first*** *final map. Each disclosure statement shall be acknowledged with the signature of each prospective property owner.*

Similarly, Mitigation Measure 4.2-1 must also be revised as such in Table 2-1 of Chapter 2, Executive Summary, of the Draft EIR. The above changes are for clarification purposes in response to the comment and do not alter the conclusions in the Draft EIR.

Response to Comment 6-50

See Responses to Comments 2-5 and 6-48.

Response to Comment 6-51

The comment is noted, and the comment will be forwarded to the decision-makers for their consideration.

Response to Comment 6-52

In response to the comment and for clarification purposes, the following paragraph, which is on page 4.2-34 in Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR is hereby revised as follows:

> Regarding the agricultural lands east of the Hop Farm project site, given that these lands are part of the Johnson Rancho portion of the project, any potential land use incompatibilities resulting from these agricultural lands would be considered temporary, as the entirety of the Johnson Rancho portion of the project site is anticipated to be developed in the long-term. However, in the short-term, active agricultural operations on the lands east of the Hop Farm property (i.e., AKT Ranch), could result in the generation of dust, noise, and drift of agricultural chemicals, which could create incompatibilities with the sensitive land uses proposed for the Hop Farm Property. However, all pesticide applications must be made in accordance with the product's label. In addition, Title 3 of the California Code of Regulations (Division 6, Chapter 3, Subchapter 2, Article 1, Section 6600 [General Standard of Care]) states that each person performing pest control shall follow certain procedures including the following:
>
> - Use only pest control equipment which is in good repair and safe to operate;
> - Perform all pest control in a careful and effective manner;
> - Use only methods and equipment suitable to insure proper application of pesticides;
> - Perform all pest control under climatic conditions suitable to insure proper application of pesticides; and
> - Exercise reasonable precautions to avoid contamination of the environment.
>
> Furthermore, the Yuba County Agricultural Commissioner has indicated that in order for farmers to get clearance on spraying restricted material pesticides, they first need to request and obtain a permit from the Agricultural Commissioner. As part of this process, the Agricultural Commissioner reviews the proposed types of agricultural chemicals and application methods as well as the uses surrounding the agricultural lands that would be sprayed. The Agricultural Commissioner uses a variety of conditions that he can apply to any pesticide permit, such as only permitting pesticide applications during favorable wind conditions, or restricting aerial application within a certain distance of nearby residential receptors and only allowing ground spraying. In summary, if the Hop Farm property precedes

> the development of the AKT Ranch portion of the Johnson Rancho property, the AKT orchard operator would need to obtain a pesticide permit from the Yuba County Agricultural Commissioner, if applicable, and follow product labeling and the California Code of Regulations procedures, which ~~who~~ would ensure ~~that appropriate restrictions are placed on AKT's permit to ensure that~~ the limited residential uses on the Hop Farm property are not adversely affected.

The above changes are for clarification purposes in response to the comment and do not alter the conclusions in the Draft EIR.

Response to Comment 6-53

As explained in the detailed discussion included in Impact Statement 4.2-1 of the Draft EIR, limited land use conflicts associated with agricultural operations are anticipated to occur given the fact that there are only a few locations where agricultural operations would be expected to occur in the vicinity of the project site in the long-term, and these locations are separated from the project site by existing buffers (e.g., large green space buffer at the southern end of the project site). In terms of including buffers for those areas of the project where agricultural operations are anticipated to continue to occur only in the short-term, the inclusion of large setbacks in the proposed project would result in unnecessary separations at such time when the adjacent properties develop. Therefore, development of the Johnson Rancho and Hop Farm Annexation project would be carefully designed, in conformance with the Stage 1 Development Plan, so as to reduce conflicts, but would also be designed to avoid unnecessary setbacks which would result in piece-meal development.

Response to Comment 6-54

See Response to Comment 6-53.

Response to Comment 6-55

See Responses to Comments 6-56 through 6-62.

Response to Comment 6-56

The comment does not address the adequacy of the Draft EIR.

Response to Comment 6-57

It is not necessary to provide projected loss of value data in order to provide an adequate assessment of the potential physical environmental impacts resulting from the project on agricultural lands, which has been provided in Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR.

Response to Comment 6-58

Appendix G, Environmental Checklist Form, of the California Environmental Quality Act lists specific questions that should be considered in an environmental analysis regarding whether or not a project would have impacts to agricultural resources. These questions are appropriately focused on physical environmental impacts, such as conversion of Prime Farmland or cancellation of Williamson Act contracts. Social and economic issues, such as those referenced by the commenter, are not included among the impacts required to be assessed.

Response to Comment 6-59

See Response to Comment 6-16.

Response to Comment 6-60

See Response to Comment 6-53.

Response to Comment 6-61

Any future improvements to vicinity roadways as part of the project would consider the potential for these roadways to be utilized by agricultural equipment, and appropriate design/signage would be included as necessary per the City Engineer's determination.

Response to Comment 6-62

See Responses to Comments 6-18, 6-52, and 6-53.

07/19/2011 TUE 14:44 FAX 5306339102 City of Wheatland →→→ Raney Planing Mgt 001/006

YUBA LOCAL AGENCY FORMATION COMMISSION

John Benolt, Executive Officer
Paige Hensley, Clerk-Analyst
Michael Colantuono, LAFCO Counsel
526 C Street,
MARYSVILLE, CA 95901
Phone (530)749-5467
Fax (530)740-4836
URL www.yubalafco.org

Letter 7

July 15, 2011

Mr. Tim Raney, Planning Director
City of Wheatland
111 C Street
Wheatland, CA 95692

RECEIVED
JUL 19 2011
CITY OF WHEATLAND

RE: Response to the Notice of Availability of the Johnson Rancho Draft Environmental Impact Report (SCH# 2008082127)

Dear Mr. Raney,

7-1 Thank you for sending LAFCO the Notice of Availability for the Draft Program level EIR for the Johnson Rancho project located southeast of Wheatland's existing city limits. We understand the project site is consists of approximately 4,149 acres, which are within the City's Updated Sphere of Influence, would include the development of up to 14,369 dwelling units and includes three areas – the Johnson Rancho property, the Bear River Hop Farm property, and the five "Wheatland" parcels. The site consists of Vacant and (or) undeveloped land, consisting of primarily agricultural land, makes up the majority of the project site. Grasshopper Slough traverses the central portion of the project site in a northwesterly to southeasterly direction.

7-2 On page 3-22, the DEIR states the proposed project requires "Approval of an Annexation Resolution" and later states "by the city of Wheatland" The DEIR needs to clearly state the EIR will be used for LAFCO approvals for a change of organization. Please add a bullet point on page 3-22 "Approval of a Change of Organization by Yuba LAFCO consisting of annexation (s) to the City of Wheatland and Detachment from the Wheatland Water District, as determined necessary"

7-3 Chapter 4_2 Land Use and Agricultural Resources.

In reviewing the DEIR the definition of Agricultural Lands contained in Government Code Section 56064 is not acknowledged. I would believe since the LAFCO will be processing annexations applications within the project area and evaluating those annexations based on Section 56064 and LAFCO Policy 2.10(b), the city should also consider that definition in its analysis.

7-3 Cont'd

Government Code Section 56064 contains a broad definition of prime agricultural land—far broader than that used in many other such characterizations. Basically under Section 56064, land is considered prime ag land if it meets any of the following definitions:

(a) Land that, if irrigated, qualifies for rating as class I or class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not the land is actually irrigated, provided that irrigation is feasible.
(b) Land that qualifies for rating 80 through 100 Storie Index Rating.
(c) Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Handbook on Range and Related Grazing Lands, July, 1967, developed pursuant to Public Law 46, December 1935.

(d) Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars ($400) per acre.

7-4

While Table 4.2-3 shows the Storie Index Ratings of soils within the project area I could not find a table showing the Soil Capability Classifications described in Table 4.2-2 as they apply to the eight types of soils within the project area. Notwithstanding production values on the lands, I could not find any information describing the number of acres and a map depicting locations which would be considered "Prime" according to the USDA Classification criteria i.e. soils having a capability class of 1 or 2 or a Storie Index Rating of above 80.

7-5

The DEIR has one Agricultural Mitigation Measure:

> *4.2-1 The project applicant shall inform and notify prospective buyers in writing, prior to purchase, about existing and on-going agriculture activities in the immediate area in the form of a disclosure statement. The notifications shall disclose that the Wheatland area is an agriculture area subject to ground and aerial applications of chemical and early morning or nighttime farm operations, which may create noise, dust, et cetera, and provide that such agricultural operations shall not be considered a nuisance. The language and format of such notification shall be reviewed and approved by the City Attorney prior to recording the first final map. Each disclosure statement shall be acknowledged with the signature of each prospective property owner.*

A suggestion might be to require the "Right to Farm" affidavit in those areas within 500 feet of the exterior boundary of the project area.

2

7-6 The City does not have an Agricultural Buffer Policy in its proposed General Plan. Buffers similar to those required in the City's Jones Ranch Project may be considered in areas where Agricultural uses will remain.

7-7 The following are some mitigation suggestions for the Council to consider for this project. These mitigations should be used in evaluating this proposal adjacent to or resulting in the conversion of prime agricultural lands:

7-8 a. Require a 300 to 500 foot buffer (on lands within the development project) from the boundary of an adjacent agricultural use. When the buffer is not feasible, require an easement as suggested in (c) below.

7-9 b. Require a combination of a lesser buffer, tall masonry fencing and tree planting along the boundary to mitigate impacts of noise, dust, trespass, and pesticide/herbicide overspray. Such a proposal should be supported by the Farm Bureau, County Agricultural Commissioner or other recognized authority as adequate to mitigate impacts.

7-10 c. Require agricultural land mitigation agreements through the purchase of agricultural easements with a 1 to 1-acre conversion ratio (or other formula determined by the city) on lands having equal agricultural value and risk of conversion as the lands proposed to be converted from agricultural to urban uses.

4.12 Population, Employment and Housing

7-11 LAFCo is concerned about the timeliness and necessity for the City to annex and urbanize territory. While not part of the CEQA review, included of the application for annexation of the territory to the City, LAFCo will require an economic analysis including an analysis of the project's impact upon Yuba County as well as the City as well as an absorption analysis to determine the rate and time at which the project will develop.

Section 4.13 Public Services and Utilities

As part of the Resolution of Application LAFCO will require a Plan for Services to serve the annexation territory including a discussion of

7-12
(1) An enumeration and description of the services to be extended to the affected territory.
(2) The level and range of those services.
(3) An indication of when those services can feasibly be extended to the affected territory.
(4) An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.
(5) Information with respect to how those services will be financed.

7-13 In addition to the information provided in the DEIR LAFCO will need additional service information related to financing and assurances the city (or other service provider) will be able to provide the public service.

7-14 Thank you for providing LAFCO with the opportunity to comment on the DEIR for the Johnson Rancho and Hop Farm Annexation. LAFCO requests a hard copy of the FEIR when released and be notified of any upcoming hearings regarding this project.

Sincerely,

John Benoit

John Benoit
Executive Officer, Local Agency Formation Commission

4

LETTER 7: JOHN BENOIT, YUBA LOCAL AGENCY FORMATION COMMISSION (LAFCO)

Response to Comment 7-1

The comment is an introductory statement and a summary of the proposed project. The adequacy of the Draft EIR is not addressed.

Response to Comment 7-2

In response to the comment and for clarification purposes, the list of Required Public Approvals on page 3-22 of Chapter 3, Project Description, of the Draft EIR is hereby revised as follows:

> The proposed project requires the following discretionary actions by the Wheatland City Council:
>
> - Certification of the EIR;
> - Approval of an Annexation Resolution for the entire 4,149-acre site;
> - Approval of an Amendment to the General Plan Land Use Diagram for the portion of the project site designated Urban Reserve in the 2006 General Plan, including adding a Very Low Density Residential (VLDR) Land Use Designation to the Land Use Diagram and General Plan Policy Document;
> - Approval of an Amendment to the General Plan Circulation Diagram;
> - Prezoning of 4,136 acres to Planned Development (PD) zoning and associated approval of Stage 1 Development Plans (Johnson Rancho and Hop Farm portions of the project);
> - Prezoning of Wheatland Annexation Parcels totaling 13 acres; ~~and~~
> - Approval of potential Development Agreement(s)~~.~~; and
> - Approval of a Change of Organization by Yuba County LAFCo consisting of annexation(s) to the City of Wheatland and Detachment from the Wheatland Water District, as determined necessary.
>
> ~~It should be noted that, upon approval of the Annexation Resolution by the City of Wheatland, the annexation of the site and detachment from the Wheatland Water District will also be required to be approved by Yuba County LAFCo.~~

The above changes are for clarification purposes in response to the comment and do not alter the conclusions in the Draft EIR.

Response to Comment 7-3

Much of the descriptive information included in Government Code Section 56064 is included in the Agricultural Resources setting section of Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR. For example, item "a" of Section 56064 pertains to USDA Natural Resources Conservation Service land use capability classification and this information is described in Table 4.2-2 on page 4.2-13 of the Draft EIR. Regarding item "b" of Section 56064, pertaining to Storie

Index Ratings, this information is presented in Table 4.2-3 on page 4.2-18 of the Draft EIR for the project site soils. Items "c" and "d" are not specifically stated in the Agricultural Resources section of Chapter 4.2. Therefore, this information is hereby added to page 4.2-16 (after the Storie Index Rating section) for clarification purposes in response to the comment:

Government Code Section 56064

Yuba County LAFCo defines Prime Farmland specifically based on Government Code Section 5064 and evaluates annexation proposals in part based on this definition, as follows:

> "Prime agricultural land" means an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use and that meets any of the following qualifications:
> (a) Land that qualifies, if irrigated, for rating as class I or class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not land is actually irrigated, provided that irrigation is feasible.
> (b) Land that qualifies for rating 80 through 100 Storie Index Rating.
> (c) Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Range and Pasture Handbook, Revision 1, December 2003.
> (d) Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars ($400) per acre.
> (e) Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred dollars ($400) per acre for three of the previous five calendar years.

The above addition to the existing agricultural resources discussion in Chapter 4.2 of the Draft EIR does not change the conclusions of the previous analysis, which determined that a substantial portion of the project site contains Prime Farmland, which when converted would constitute a significant and unavoidable impact. This text has been added in response to the comment to reflect LAFCo's definition of Prime Farmland.

Response to Comment 7-4

In response to the comment, Soil Capability Classifications for the project site soils have been added to Table 4.2-3 on page 4.2-18 of Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR as follows:

Table 4.2-3 Proposed Project Soil Index and Capability Classifications			
Soil Map Units		Storie Index Rating	Soil Capability Classifications
137	Columbia fine sandy loam, 0 to 1 percent slopes	85	2s (irrigated) 3s (non-irrigated)
138	Columbia fine sandy loam, 0 to 1 percent slopes, occasionally flooded	43	2w (irrigated) 3w (non-irrigated)
141	Conejo loam, 0 to 2 percent slopes	90	1 (irrigated) 3c (non-irrigated)
162	Holillipah loamy sand, 0 to 1 percent slopes, occasionally flooded	49	3s (irrigated) 4s (non-irrigated)
169	Horst sandy loam, 0 to 1 percent slopes	81	1 (irrigated) 3c (non-irrigated)
170	Horst silt loam, 0 to 2 percent slopes	95	1 (irrigated) 3c (non-irrigated)
203	Perkins loam, 0 to 2 percent slopes	81	1 (irrigated) 3c (non-irrigated)
208	Redding gravelly loam, 3 to 8 percent slopes	14	4e (irrigated and non-irrigated)
Source: USDA Soil Conservation Service, 1977-; http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx, accessed September 15, 2011.			

The above additions to the agricultural resources section of Chapter 4.2 of the Draft EIR do not change the previous analysis, but serve to provide additional soil data for the project site in response to the comment.

The comment also notes that no map has been provided depicting the number of acres and locations of prime soils according to the USDA Classification criteria. While it is true that a specific Prime Farmland map has not been included in Chapter 4.2 of the Draft EIR, Figure 4.2-5, Project Site Soils, includes the Yuba County Soil Survey soil classification designations, which can be referenced in Table 4.2-3 to determine which areas of the project site are considered Prime Farmland. Further, the existing discussion below Table 4.2-3, on page 4.2-18 of the Draft EIR, identifies the soil types shown in Figure 4.2-5 that are considered Prime Farmland.

Response to Comment 7-5

Mitigation Measure 4.2-1, as drafted, is adequate for disclosure purposes related to the potential nuisances homebuyers might experience as a result of being located in near proximity to agricultural operations. The language of Mitigation Measure 4.2-1 has been included in previous disclosure statement mitigation measures imposed on other residential projects in Wheatland located near agricultural operations. The commenter's suggestion regarding incorporation of a "Right to Farm" affidavit have been forwarded to City Council for consideration.

It should be noted that the applicant will be required to disclose existing and on-going agricultural activities pursuant to California Civil Code § 1103.4, which requires a "Notice of Right to Farm." The Notice of Right to Farm would include language indicating that a "[…]

property is located within one mile of a farm or ranch land designated on the […] 'Important Farmland Map' issued by the California Department of Conservation, Division of Land Resource Protection," as well as language indicating that "Customary agricultural practices in farm operations may include […] noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides."

Response to Comment 7-6

See Responses to Comments 6-17 and 6-53.

Response to Comment 7-7

See Responses to Comments 7-8 through 7-10.

Response to Comment 7-8

The City recognizes the value of the commenter's suggestions regarding buffer design options. Notwithstanding the buffer discussion in Responses to Comments 6-17 and 6-53, these measures have been forwarded to the decision-makers for their consideration.

Response to Comment 7-9

See Response to Comment 7-8.

Response to Comment 7-10

See Responses to Comments 2-5 and 6-16. The comment has been forwarded to the decision-makers for consideration.

Response to Comment 7-11

The City and the project applicant are aware of the LAFCo annexation application requirements noted by the commenter and this information will be provided as part of the annexation application.

Response to Comment 7-12

See Response to Comment 7-11.

Response to Comment 7-13

See Response to Comment 7-11.

Response to Comment 7-14

The comment is a closing statement and does not address the adequacy of the Draft EIR. The City will be sure to include LAFCo in any future correspondence, including providing LAFCo with a hard copy of the Final EIR.

07/21/2011 THU 13:47 FAX 5306339102 City of Wheatland → Raney Planing Mgt 002/011

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit

Edmund G. Brown Jr.
Governor

Ken Alex
Director

Letter 8

July 18, 2011

RECEIVED
JUL 20 2011
CITY
WHEATLAND

Tim Raney
City of Wheatland
111 C Street
Wheatland, CA 95692

Subject: Annexation of the Johnson Rancho and Hop Farm Properties
SCH#: 2008082127

Dear Tim Raney:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on July 15, 2011, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

8-1

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2008082127
Project Title Annexation of the Johnson Rancho and Hop Farm Properties
Lead Agency Wheatland, City of

Type EIR Draft EIR

Description The proposed project site is located east of the City of Wheatland, outside the City limits, and within the Wheatland Sphere of Influence (SOI). The proposed project is located on approximately 4,149 acres of largely vacant/undeveloped land, primarily consisting of agricultural land, with scattered residences. The project site is generally bordered by the Yuba County/Placer County line to the south; the Wheatland city limits, SR 65 and the UPRR tracks to the west; Spenceville Road and Dry Creek to the north; and the eastern boundary of the Wheatland SOI to the east. Grasshopper Slough traverses the central portion of the project site in a northwesterly to southeasterly direction.

Lead Agency Contact

Name Tim Raney
Agency City of Wheatland
Phone 530 633-2761 **Fax**
email
Address 111 C Street
City Wheatland **State** CA **Zip** 95692

Project Location

County Yuba
City Wheatland
Region
Lat / Long 39° 02' 06" N / 121° 22' 48" W
Cross Streets State Route 65 and Spenceville Road
Parcel No. 015-160-029,015-160-,089,015-036-024015-036-025,015-037-001,015-080-020,015-360-026,-028TH
Township RU-032
14N **Range** 5E **Section** 26 **Base** MDB&M

Proximity to:

Highways SR 65
Airports
Railways UPRR
Waterways Bear River, Dry Creek, Grasshopper Slough, Sohrakoff Drainage Canal
Schools Wheatland Union High,Bear River Middle,Wheatland Elem.,...
Land Use Site consists of primarily vacant agricultural land.
Land Use designation is Valley Agriculture.
The Hop Farm property and five 'Wheatland' parcels are designated in the Wheatland General Plan Land Uses as Low Density, Low-Medium Density, and High Density Residential, Employment, Commercial, Civic Center, Park, and School. The remainder of the site is designated as Urban Reserve. The site is zoned various Yuba County Agricultural designations.

Project Issues Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Game, Region 2; Department of Parks and Recreation; Central Valley Flood Protection Board; Department of Water Resources; Caltrans, District 3; Department of Housing and Community Development; CA Department of Public Health; Regional Water Quality Control Bd., Region 5 (Sacramento); Department of Toxic

Note: Blanks in data fields result from insufficient information provided by lead agency.

07/21/2011 THU 13:47 FAX 5306339102 City of Wheatland →→→ Raney Planing Mgt 004/011

Document Details Report
State Clearinghouse Data Base

Substances Control; Native American Heritage Commission; Public Utilities Commission; State Lands Commission

Date Received 06/01/2011 ***Start of Review*** 06/01/2011 ***End of Review*** 07/15/2011

Note: Blanks in data fields result from insufficient information provided by lead agency.

Letter 8: Scott Morgan, Governor's Office of Planning and Research

Response to Comment 8-1

The comment acknowledges that the City has complied with the State Clearinghouse review requirements for, pursuant to CEQA. The comment does not address the adequacy of the Draft EIR.

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY EDMUND G. BROWN Jr., Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 3
703 B STREET
PHONE (530) 634-7616
FAX (530) 741-4825
TTY (530) 741-4509
www.dot.ca.gov

Flex your power!
Be energy efficient!

Letter 9

July 22, 2011

032011YUB0012
03-YUB-65 / PM 23.42
Johnson Rancho and Hop Farm Annexation
Draft Program Environmental Impact Report
SCH# 2008082127

Mr. Tim Raney
City of Wheatland
111 C Street
Wheatland, CA 95692

Dear Mr. Raney,

9-1 Thank you for the opportunity to review and comment on the Draft Environmental Impact Report (DEIR) for the Johnson Rancho and Hop Farm Annexation Project. The project is located east of the City of Wheatland near State Route (SR) 65, outside of the City limits, and within the Wheatland Sphere of Influence in Yuba County. The proposed project is located on approximately 4,149 acres of primarily agricultural land. A total of 14,396 dwelling units are proposed for the entire project area. The proposed project entitlements include annexation to the City of Wheatland, a General Plan Amendment, prezoning, and possible future development agreements. Caltrans comments are as follows:

Transportation/Circulation:

9-2
- The traffic volumes and forecasted numbers appear to be appropriate. We would appreciate the opportunity to review and comment on the proposed scope of any future Traffic Impact Study prior to commencement of the study.

9-3
- Caltrans concurs with the mitigation measures proposed for SR 65 impacts listed in Chapter 4.3. However, for Mitigation Measure 4.3-1(b), please explain what "the Wheatland" refers to in the first bullet point."

9-4
- We commend the City for its plans to update the existing Traffic Impact Fee Program so as to include this project prior to recording the final

"Caltrans improves mobility across California"

Mr. Raney
July 22, 2011
Page 2

9-4 Cont'd

subdivision map (Page 2-16). It is imperative that all improvements needed to lessen the impacts to SR 65 to a less then significant level, as identified in the TIS, be in place before unacceptable levels of congestion occur on the highway. Therefore, a full funding plan for the timely implementation of these mitigation measures is required, or other mechanisms, such as the reducing the trip generation amounts, should be considered.

9-5

- We disagree with the finding that "impacts related to development of the proposed project adding traffic to roadways in the extended region would remain significant and unavoidable" (Page 2-5). The City of Wheatland, as lead agency, is mandated under the California Environmental Quality Act (CEQA) to "not approve a project as proposed if there are feasible alternatives or mitigation measures available that would substantially lessen any significant effects that the project would have on the environment" (CEQA Guidelines 15021). The fact that SR 65 and other roads in Yuba and Placer Counties are not under the jurisdiction of Wheatland, as indicated on Page 2-5, is not an allowable finding under CEQA to not mitigate a significant impact. Feasible traffic mitigation and design improvements are suggested in the 4.3 "Traffic and Circulation" Section.

9-6

- We encourage the City to continue to pursue a subregional fee program to equitably address State Highway System impacts within or outside of the City. Caltrans is available to join the City and other jurisdictions by offering technical assistance to facilitate the development of such a fee program.

9-7

- Right-of-way should be preserved for the "Wheatland Expressway" facility, and an L-9 Partial Cloverleaf interchange at Spenceville Road.

9-8

- Access control adjacent to future interchange intersections/ramps should be preserved in accordance with Highway Design Manual guidelines.

9-9

- Prior to the interchange installation, Road "A" will access the Wheatland Expressway. There will be a major shift in traffic patterns along Spenceville Road, as well as A, C, F, and E streets as access changes once the interchange and overpass are built. The lettered streets will no longer serve as parallel capacity to Spenceville Road; therefore, improvements to Spenceville Road and its access points should be planned.

"Caltrans improves mobility across California"

Mr. Raney
July 22, 2011
Page 3

9-10 • Clarification is needed regarding the proposed Union Pacific Railroad (UPRR) at-grade crossing at McDevitt Drive. Impact 4.3-2 states the grade-crossing is not part of the project, yet mitigation measure 4.3-1(b) states "Widen the planned Ring Road from a four-lane arterial to a five-lane divided arterial from Spenceville Road to McDevitt Road." In addition, Ring Road does not appear to intersect McDevitt. It is also stated that the McDevitt at-grade crossing is currently part of the City's general plan, however, its unclear how the improvement already in the General Plan is not part of the project.

9-11 • Future roadways analysis should be consistent with the updated 2010 Highway Capacity Manual.

9-12 • We commend the City for this project's design and circulation network encouraging and facilitating the use of multimodal travel, including bicycles, pedestrian, and transit travel. Increased housing densities placed near activity centers and developed in concert with a multimodal transportation network will reduce overall vehicle miles of travel--resulting in less traffic congestion and the associated negative externalities such as noise and air quality. This can also help reduce the traffic impacts from this project.

Drainage, Hydrology, and Water Quality:

9-13 • We request to know how much of the proposed development is expected to be in a floodplain. The report includes a section titled "Floodplain Management Ordinance" which states "all building pad elevations must be raised to a least one-foot above the base flood elevation." Under such conditions when building pads are placed in the floodplain, please provide the impact on water surface elevations.

9-14 • HEC-1 software has been used to model the 10-year and 100-year storm events. We request a copy of the model in electronic format.

9-15 • We request to review the background calculations for the design of the 17 detention basins.

9-16 • Page 4.10-26 "Conclusion" states, "However, deepening the widening of portions of Grasshopper Slough would be required." Should this not happen for any reason, and flows into Dry Creek/Bear River exceed pre-project levels, Caltrans

"Caltrans improves mobility across California"

Mr. Raney
July 22, 2011
Page 4

9-16 Cont'd will require a HEC-RAS model to study the impact of water surface elevations on SR 65 and SR 70 further to the west.

9-17 Please provide our office with copies of any further actions related to this project.

If you have questions or need additional information, please contact Sukhi Johal, Yuba County IGR Coordinator, at (530) 740-4843 or e-mail at sukhi_johal@dot.ca.gov.

Sincerely,

Eric Fredericks

ERIC FREDERICKS, Chief
Office of Transportation Planning - South

"Caltrans improves mobility across California"

LETTER 9: ERIC FREDERICKS, CALTRANS

Response to Comment 9-1

The comment is introductory and does not address the adequacy of the Draft EIR.

Response to Comment 9-2

The comment does not address the adequacy of the Draft EIR. The request to review future traffic impact study scopes has been noted by planning staff.

Response to Comment 9-3

In response to the comment and for clarification purposes, the first item on the bulleted list of Mitigation Measure 4.3-1(b) on page 4.3-37 of Chapter 4.3, Transportation and Circulation, of the Draft EIR is hereby revised as follows:

- *Widen SR 65 to four lanes in the area between the Northern Ring Road and the Wheatland Expressway;*

The above change is for clarification purposes in response to the comment and does not alter the conclusions in the Draft EIR.

Response to Comment 9-4

As is evident from the traffic analysis included in Chapter 4.3, Transportation and Circulation, of the Draft EIR, certain segments of SR 65 currently operate at an unacceptable level. The ability to construct identified traffic improvements before the point in time when unacceptable levels of congestion occur as a result of the project will depend on a variety of factors, rendering the certitude of such an endeavor speculative. As a result, the Draft EIR concluded that the project would have a significant and unavoidable traffic impact to the City of Wheatland roadway network. However, the fact that Mitigation Measures 4.3-1(a) and (b) require the payment of the City's traffic impact fee and updating the City's traffic impact fee to include needed improvement projects ensures that the improvements identified in the traffic study will be completed when sufficient funding is collected via this mechanism.

Response to Comment 9-5

The CEQA Guidelines and California case law establish that a lead agency cannot require a mitigation measure which would require the approval of an outside agency. The CEQA guidelines state, "Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally-binding instruments" (15126.4 (a) (2)). Therefore, the City of Wheatland cannot impose a mitigation measure on the project that requires the approval of an outside agency. For example, the City of Wheatland (as the Lead Agency) cannot require the Johnson Rancho project to construct an improvement in Yuba County. Additionally, construction of improvements may require approval from outside agencies such as Caltrans. Because these

outside agencies are not under control of the City, mitigation measures are not fully enforceable and the impact is identified as significant and unavoidable. The City, however, intends on working closely with surrounding jurisdiction in order to ensure implementation.

Response to Comment 9-6

The comment does not address the adequacy of the Draft EIR, but will be forwarded to the decision-makers for their consideration.

Response to Comment 9-7

Sufficient right-of-way will be incorporated in the project for the "Wheatland Expressway" and associated future interchanges. As a reminder, the current project is only being evaluated at a program-level given the fact that the applicant is only seeking program-level entitlements at this time – Annexation, General Plan Amendment, and prezoning. At such time that individual tentative map applications are processed by the City within the project boundaries, those maps that are within the proposed Wheatland Expressway alignment will be required by the City to dedicate sufficient right-of-way.

Response to Comment 9-8

This comment has been forwarded to the City Engineer who will ensure that access control adjacent to future interchange intersection/ramps will be preserved in accordance with Highway Design Manual Guidelines as part of future tentative map application review.

Response to Comment 9-9

This comment has been forwarded to the City Engineer who will ensure that Spenceville Road access points are designed appropriately as part of future tentative map application review given the points raised by the commenter.

Response to Comment 9-10

The ninth bullet point under Mitigation Measure 4.3-1(b) on page 4.3-37 of the Draft EIR states the following:

- *Widen the planned Ring Road from a four-lane arterial to a five-lane divided arterial from Spenceville Road to McDevitt Road;*

The commenter is correct that the proposed Ring Road does not intersect McDevitt Road. The language is referring to the proposed McDevitt Road extension, which would intersect with the proposed Ring Road and is included in the Nichols Grove application recently approved by the City of Wheatland. In addition, the McDevitt Drive at-grade crossing identified in the General Plan Update is also a requirement of the Nichols Grove project.

Response to Comment 9-11

The comment has been noted by the City and the mentioned document will be referenced in future analyses.

Response to Comment 9-12

The comment does not address the adequacy of the Draft EIR, but expresses agreement with the proposed circulation network for the project.

Response to Comment 9-13

Given the program-level nature of the project, specific building pad locations have not been identified. When future tentative map applications are submitted to the City for review and approval, all building pad locations will have to comply with the provisions of the City's Floodplain Management Ordinance.

Response to Comment 9-14

The comment does not address the adequacy of the Draft EIR, but requests electronic modeling data, which will be forwarded to Caltrans.

Response to Comment 9-15

The comment does not address the adequacy of the Draft EIR, but requests electronic modeling data, which will be forwarded to Caltrans.

Response to Comment 9-16

The comment has been noted. Such an analysis is not anticipated given the fact that the project Hydrology analysis assumes the widening of Grasshopper Slough.

Response to Comment 9-17

The City will be sure to include the Department of Transportation in any future correspondence regarding the proposed project.

06/15/2011 WED 12:19 FAX 5306339102 City of Wheatland →→→ Raney Planing Mgt 001/001

The Archaeological Conservancy

Western Regional Office
517 State Street
Wheatland, CA 95692
(530) 592-9797

Letter 10

RECEIVED
JUN 15 2011
CITY OF WHEATLAND

Mr. Tim Raney, Planning Director
City of Wheatland
111 C Street
Wheatland, CA 95692

June 13, 2011

Re: Johnson Rancho and Hop Farm Annexation Draft EIR

Dear Mr. Raney,

10-1

I have taken the time to review the EIR for the Johnson Rancho and Hop Farm annexation, and I have comments about the mitigation of archaeological resources contained in the project area.

As addressed by the EIR, the area known as Johnson Rancho is an extremely culturally rich area. The prehistoric and historic sites on Johnson Rancho meet all of the CEQA criteria listed in the EIR to deem them extremely important.

The Archaeological Conservancy (TAC) would like to work with the City of Wheatland and potential developers to preserve the prehistoric, Johnsons' Adobe, Burtis Hotel, Wilson's Ranch, and other significant sites. TAC has over 400 such sites preserved across the United States, and preservation of these regionally unique sites will add to the quality of any development of the area.

I would be pleased to meet with you to discuss options for preserving these precious sites, which might also be used to fulfill open space requirements for any future development.

Regards,

Cory D. Wilkins
Western Regional Director
tac-west@comcast.net

Preserving the past...for the future.

Letter 10: Cory D. Wilkins, The Archaeological Conservancy

Response to Comment 10-1

The comment, which does not address the adequacy of the Draft EIR, will be forwarded to the decision-makers for their consideration. In addition, it should be noted that Chapter 4.7, Archaeological and Cultural Resources, of the Draft EIR requires the implementation of mitigation measures for impacts to prehistoric and historic resources, including within the specific areas mentioned by the commenter. The mitigation includes, but is not limited to, preparation of a Cultural Resources Master Plan, and preparation of archaeological reports and/or historical documentation of these areas.

Enterprise Rancheria
Estom Yumeka Maidu Tribe

2133 Monte Vista Ave
Oroville, CA 95966

Ph: (530) 532-9214
Fax: (530) 532-1768
Email:renr@enterpriserancheria.org

RECEIVED
JUL 07 2011

July 5, 2011

Letter 11

Mr. Tim Raney
Planning Director

RE: (SCH#2008082127)

Yuba, Placer Counties

11-1 Enterprise Rancheria EPA Department
We offer Site Monitors to assist on these projects!

Keep us in the loop on this project!

EPA Department
Site Monitor
Ren Reynolds

Ren Reynolds

- DESIRABLE KNOWLEDGES AND ABILITIES
- REQUIREMENTS
- EXPERIENCE
- PREFERENCE

When developers and public agencies assess the environmental impact of their projects, they must consider "historical resources" as an aspect of the environment in accordance with California Environmental Quality Act (CEQA) Guidelines section 15064.5. These cultural features can include Native American graves and artifacts; traditional cultural landscapes; natural resources used for food, ceremonies or traditional crafts; and places that have special significance because of the spiritual power associated with them. When projects are proposed in areas where Native American cultural features are likely to be affected, one way to avoid damaging them is to have a Native American monitor/consultant present during ground disturbing work. In sensitive areas, it may also be appropriate to have a monitor/consultant on site during construction work.

A knowledgeable, well-trained Native American monitor/consultant can identify an area that has been used as a village site, gathering area, burial site, etc. and estimate how extensive the site might be. A monitor/consultant can prevent damage to a site by being able to communicate well with others involved in the project, which might involve:

11-2

1. Requesting excavation work to stop so that new discoveries can be evaluated;
2. Sharing information so that others will understand the cultural importance of the features involved;
3. Ensuring excavation or disturbance of the site is halted and the appropriate State laws are followed when human remains are discovered;
4. Helping to ensure that Native American human remains and any associated grave items are treated with culturally appropriate dignity, as is intended by State law.

By acting as a liaison between Native Americans, archaeologists, developers, contractors and public agencies, a Native American monitor/consultant can ensure that cultural features are treated appropriately from the Native American point of view. This can help others involved in a project to coordinate mitigation measures. These guidelines are intended to provide prospective monitors/consultants, and people who hire monitors/consultants, with an understanding of the scope and extent of knowledge that should be expected.

PROTECTING CULTURAL RESOURCES

Federal, state or local laws usually require a project's environmental impact to be assessed. The parties proposing the project must attempt to find ways to avoid or mitigate environmental damage before they can proceed. These requirements apply to projects on public land, and they often apply to projects on private property.

Archaeological and cultural resources are considered a part of the environment. The Native American Heritage Commission maintains an inventory of sites in California that are important to Native Americans, and reviews environmental impact documents to protect these sites from damage or destruction.

Native American cultural resources can be divided into four categories:

1. Native American skeletal remains and grave-related artifacts.

   Different types of burials may occur in one geographic area inhabited by the same tribal group, especially if it was inhabited over an extended period of time. There is no way to generalize about the burial practices of California Native Americans; the possibility of discovering remains and methods for preventing or minimizing disturbance of burials must be evaluated individually for each project.

11-3

2. Traditional cultural sites.

   Such as villages, campsites, gathering and harvesting areas,quarries, tool manufacturing areas, rock painting and carving areas, and burial grounds.

3. Religious or spiritual sites.

   Traditional locations for events or rites with spiritual significance. A danceground, a place for gathering traditional medicine items, or a place for an Indian doctor or shaman to gather strength might be a spiritual site. It could be a prominent peak, a rock formation, a quiet glen, or a cave.

4. Artifacts

   Cultural remains left by past peoples. Artifacts often found in California may be made of fish or animal bone, shells of sea animals, stone or wood.

Letter 11: Ren Reynolds, Enterprise Rancheria EPA Department

Response to Comment 11-1

The City will be sure to include the Enterprise Rancheria EPA Department on any future correspondence.

Response to Comment 11-2

As stated on page 4.7-15 of Chapter 4.7, Archaeological and Historical Resources, of the Draft EIR, the City met with a representative of the Enterprise Rancheria of Maidu Indians tribe. As requested by the tribe, an archeological monitor shall be present to oversee operations both on- and off-site during ground disturbance activities (See Mitigation Measure 4.7-1(b) on page 4.7-19 of the Draft EIR).

Response to Comment 11-3

The proposed project's impacts to archaeological and historical resources, including Native American cultural resources such as those listed in the comment, are addressed in the Draft EIR in Chapter 4.7, Archaeological and Historical Resources. Mitigation measures are included in the chapter that would reduce any impacts from the proposed project on cultural resources to less-than-significant levels.

From: Greg Soliz <gsoliz@folsom.ca.us>
Date: July 15, 2011 10:02:43 PM PDT
To: Tim Raney <timraney@raneymanagement.com>
Cc: "swright@wheatland.ca.gov" <swright@wheatland.ca.gov>, "lucends79@gmail.com" <lucends79@gmail.com>, "lthomason@wheatland.ca.gov" <lthomason@wheatland.ca.gov>
Subject: EIR Involving My Property

Letter 12

Tim,

12-1 How are you? It has been a long time since I have talked to you.

I was under the misassumption that I would have some how been noticed about an EIR that involved my property.

12-2 I do have concerns. Mostly, my concern is how best to have my houses connected to the City sewer. Also, the same would be true for my next door neighbor the Barnetts. I believe the Barnetts need to be connected to City water which wont be as big as in issue as the sewer connection. I am not sure on where or how to go forward with these concerns, but I know with your help we can work through them.

Please call me. I will be happy to meet you when your schedule allows it.

Sincerely,

Greg Soliz
City of Folsom
916-355-7323

Letter 12: Greg Soliz

Response to Comment 12-1

A Notice of Preparation was made available to the public on August 28, 2008. In addition, a Notice of Availability was mailed to the following address on June 1, 2011:

015-191-014-000
Gregory Soliz & Jennifer Peters
1953 Spenceville Road
Wheatland, CA 95692

Furthermore, the City Manager and Community Development Director met with the commenter on August 23, 2011.

Response to Comment 12-2

If wastewater is currently treated by a septic system and the property owner would like to connect to existing or future City sewer lines upon annexation, the existing septic system would need to be abandoned in accordance with County Environmental Health Department regulations. Payment of connection and sewer fees to the City would be required.

Similarly, if the property owner would like to connect to the City's existing or future water lines upon annexation, once connected, any existing wells would need to be abandoned in accordance with County Environmental Health Department regulations. Payment of connection and water fees would be required in order to support the City for providing service to the area and maintaining the water system.

07/15/2011 FRI 15:04 FAX 5306339102 City of Wheatland →→→ Raney Planing Mgt 001/001

Jul 15 11 02:17p John Gilbert 5306330743 p.1

John J. Gilbert
15 Pleasant Grove Road
Wheatland,CA 95692

Letter 13

July 15, 2011

VIA FACSIMILE (530) 633-9102

City of Wheatland
111 C Street
Wheatland, CA 95692
Attn: Mr. Tim Raney, Planning Director

Re: Johnson Rancho and Hop Farm Annexation;
Draft Environmental Impact Report dated June 2011 (EIR);
SCH 2008082127

Ladies and Gentlemen:

13-1 As you may be aware, my sister Ann Gilbert Getty and I are in contract to purchase both the Wheatland Hop Farm and the Bear River Hop Farm which are included in the Annexation plan. As a longtime resident of Wheatland and prospective buyer of properties identified in the Annexation plan, I am compelled to comment on the Draft EIR.

13-2 It is our intent to continue the agricultural use on these properties and plant them in walnuts. While I appreciate what the Annexation plan intends to accomplish and how it will benefit the City of Wheatland, I would like assurances that the plan will not interfere with our agricultural use of the two properties for walnuts in perpetuity.

13-3 Of particular concern are potential nuisance claims if residential development occurs in proximity to these properties.

13-4 If our properties are annexed into the City of Wheatland, what codes or regulations will be imposed upon our property?

13-5 In general we do not oppose the Annexation plan. We appreciate all of the excellent work that went into the preparation of this very comprehensive Draft EIR. If we are assured that our walnut operation or other agricultural operations may continue undisturbed, we will feel much more comfortable with the plan moving forward.

Sincerely,

Jack Gilbert

Jack Gilbert

Bear River Walnut Ranch, LLC

RECEIVED
JUL 15 2011
CITY OF
WHEATLAND

LETTER 13: JACK GILBERT, BEAR RIVER WALNUT RANCH LLC

Response to Comment 13-1

The comment is an introductory statement and does not address the adequacy of the Draft EIR.

Response to Comment 13-2

In response to the comment, Section 4.3.5 on page 4-5 of the Hop Farm Stage 1 Development Plan is hereby revised as follows:

> **4.3.5 Allowed ~~Interim~~ Agricultural Uses**
>
> Prior to the development of the proposed project by the owner, agricultural land uses are permitted in all Districts ~~in the interim~~ until the property owner seeks to develop the property for urban uses. Agricultural processing and related structures and equipment ~~may~~ shall be conditionally permitted in all Districts ~~in the interim~~. However, any agricultural Conditional Use Permits would ~~be voided~~ terminate and agricultural land uses ~~ceased~~ convert upon commencement of ~~implementation of~~ any approved development project for that site, consistent with the proposed project and the Development Plan.

As noted in the Stage 1 Development Plan, the intent is to allow agricultural uses until such time as development is proposed on the property. The transition period during which agricultural use continues will be determined by market forces and may be a few years or several decades. Continued agricultural use of the site, even if for a significant length of time, is a permitted use as defined in the Stage 1 Development Plan.

In addition, the following paragraph shall be hereby added to the end of Section 1.1 of the Hop Farm Development Plan:

> The Hop Farm plan area currently is being used for agricultural purposes and agricultural use of the property may continue for an indeterminate period of time. The HFDP is the development plan to govern any future development for non-agricultural use in the event that development of the property transitions over time from agricultural to urban and suburban uses. In the meantime, as agricultural use of the property continues, the HFDP recognizes and permits that ongoing use. Additionally, state law protects preexisting agricultural uses on the Hop Farm property. (See Civil Code sections 3482.5-3482.6.)

Furthermore, ongoing agricultural use of the Hop Farm property is protected by California Civil Code section 3482.5, which provides that "No agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after it has been in operation for more than three years if it was not a nuisance at the time it began." The City acknowledges that the Hop Farm property has been used for commercial agricultural activity and operations for

more than three years, that the use has been in a manner consistent with proper and accepted local agricultural customs and standards, and that the current use is not a nuisance.

A right to farm notification and acknowledgement will be provided with the deed to every home constructed within the project, pursuant to Civil Code Section 1103.4. This will place all future homeowners on notice of the effect of Section 3482.5, which protects existing farmers from nuisance claims related to land use conflicts. The applicant has agreed to include a provision in any declaration of Covenants, Conditions and Restrictions (CC&Rs) adopted for the project, which would prohibit any homeowner's ability to assert a nuisance claim against the Hop Farm property to the greatest extent allowed under California law.

Response to Comment 13-3

See Response to Comment 13-2.

Response to Comment 13-4

Upon annexation into the City of Wheatland, the property would be subject to all City codes and regulations, including compliance with the City's General Plan and Zoning Code.

Response to Comment 13-5

The comment is a concluding comment and does not address the adequacy of the Draft EIR.

07/18/2011 MON 7:09 FAX 5306339102 City of Wheatland →→→ Raney Planing Mgt 003/012

07/15/11 17:07 FAX 415 392 0827 SIDEMAN&BANCROFT 002

S)B

SIDEMAN & BANCROFT LLP

Letter 14

One Embarcadero Center, Eighth Floor
San Francisco, California 94111-3629
Telephone: 415.392.1960
Facsimile: 415.392.0827

Writer's E-Mail: jjanz@sideman.com

July 15, 2011

VIA FACSIMILE (530) 633-9102

City of Wheatland
111 C Street
Wheatland, CA 95692
Attn: Mr. Tim Raney, Planning Director

Re: Johnson Rancho and Hop Farm Annexation;
Draft Environmental Impact Report dated June 2011 (DEIR);
SCH 2008082127

Ladies and Gentlemen:

Thank you for the opportunity to comment upon the DEIR prepared by Raney Planning & Management, Inc., prepared pursuant to the California Environmental Quality Act (CEQA), for the proposed annexation project referenced above.

14-1 **Introduction**

This firm represents Bear River Walnut Ranch LLC (BRWR), which is under contract to acquire the Wheatland Hop Farm and the Bear River Hop Farm, which together comprise the "Hop Farm" portion of the project site as described in the DEIR. BRWR has the desire and intention to continue agricultural uses of the Hop Farm parcels.

14-2 Given that desire, the primary concern of BRWR is its ability to continue agricultural use of the Hop Farm parcels in the event annexation occurs. In particular, BRWR desires to continue the existing walnut grove operation on the properties, and to expand walnut planting where feasible and appropriate throughout the Hop Farm properties. This raises a number of questions:

14-3 1. The DEIR did not discuss in any detail how agricultural uses may continue if the annexation is completed. In particular, BRWR would need assurance that any planning effort, whether a general plan revision, a specific plan for development, a zoning change, a tentative or final map, or other similar activity, will acknowledge and provide for the continuation of the agricultural use of the Hop Farm properties.

14-4 2 Please confirm that current agricultural uses of the Hop Farm properties will be "grandfathered" and may be continued indefinitely.

07/18/2011 MON 7:10 FAX 5306339102 City of Wheatland →→→ Raney Planing Mgt 004/012

07/15/11 17:07 FAX 415 392 0827 SIDEMAN&BANCROFT 003

City of Wheatland
July 15, 2011
Page 2

14-5 3 In connection with the previous question, please confirm that any change from one type of agricultural use to another will be permitted. For example, current grazing pasture land and areas of grain production will most likely be converted to walnut groves. Please confirm that such a change may be made "as of right."

14-6 4 Please advise whether the City of Wheatland has any existing or proposed ordinance that relates to agricultural uses within the city boundaries. For example, are there any existing or proposed ordinances that prohibit certain types of agricultural uses within the city limits? Are there any existing or proposed ordinances with regard to noise, dust, noxious odors, and so forth, that could be applicable to agricultural land?

14-7 5 Please advise as to how proposed installation of agricultural infrastructure may be affected by the annexation or by the application of existing or proposed City ordinances. For example, what process would apply to the construction of a barn, storage facility, or processing facility?

14-8 6. Please confirm, specifically for BRWR, that the owner of the Hop Farm would not incur any costs as a result of the annexation unless and until the owner undertook residential or commercial development of the Hop Farm properties.

14-9 7. BRWR intends to implement best practices in its agricultural operations and, of course, will comply with all applicable laws. Upon review of the DEIR, it is our understanding that all of the Mitigation Measures throughout the DEIR would only become applicable upon the filing of an initial tentative map for a specific property, and, therefore, that BRWR would not be required to comply with the DEIR Mitigation Measures unless and until an application is made for a tentative map with respect to the Hop Farm property. Please confirm that our understanding is correct.

14-10 With continuing agricultural use as the primary intent of BRWR, our comments will be directed primarily toward elements of the DEIR that address land use and agricultural resources impacts, and the proposed mitigation measures, although several comments below may be applicable to other sections, and the document as a whole.

Land Use

We address two of the project-specific impacts to land use as discussed in the DEIR:

14-11 1. Compatibility with surrounding agricultural operations (§4.2-1, page 4.2-33); and

2. Compatibility with surrounding residential uses (§4.2-2, page 4.2-37).

Both of these impacts focus on the same concern - the potentially deleterious aspects of agricultural uses in proximity to residential uses. As stated in the Conclusion to §4.2-1:

6970-1\1257423v2

14-11 Cont'd

> "Development of the proposed project would potentially expose future on-site residents to temporary nuisances from adjacent agricultural operations; therefore, a ***significant*** impact would occur." (§4.2-1, page 4.2-36.)

The impact is deemed "temporary" on the assumption that the entire project area would eventually be developed and would no longer contain agricultural operations. Because BRWR intends to continue with agricultural use of the Hop Farm portion, this impact should not be considered "temporary," but rather, should be analyzed as if continuing indefinitely.

14-12

Also, the discussion in the DEIR appears predicated on the assumption that development would move from west to east, that is, that the Hop Farm portion would be developed prior to the Johnson Rancho portion. In fact, given the desires of BRWR, development will most likely occur on the Johnson Rancho portion first. Accordingly, the potential concern is not the potential exposure to future on-site residents to nuisances from adjacent agricultural operations, but rather, potential exposure of future on-site residents to nuisances from on-site agricultural operations. The DEIR should be revised appropriately to reflect this scenario.

14-13

Further, given that BRWR has no intention of developing the Hop Farm site, the annexation could cause "leapfrog" development – *i.e.* the development of the Johnson Rancho parcels while the Hop Farm parcels remain agricultural. Ironically, this is exactly what annexation is intended to prevent. The DEIR should be revised to address the implications of this possible scenario.

14-14

Nevertheless, we recognize that the owners of the Johnson Rancho, despite the foregoing concerns and current economic situation, may desire to pursue development of their site. We are therefore concerned about the practical impact on continued agricultural use of the Hop Farm properties when properties to the east are subject to residential development.

The proposed mitigation measure to deal with this issue is nothing more than a disclosure statement to be provided to, and signed by, each prospective buyer, acknowledging the negative aspects of agricultural operations. Notwithstanding such disclosure and acknowledgement, we are very concerned that, over the long term, if residential development proceeds as suggested in the DEIR throughout the Johnson Rancho area, and the Hop Farm becomes an agricultural peninsula surrounded on three sides by residential use, the political pressure from homeowners to end agricultural activities may be overwhelming. The future owners of the Hop Farm parcels are very concerned that they may find themselves in prolonged and persistent political and courtroom battles over the use of the Hop Farm property and the activities thereon. As previously stated, it is essential that BRWR be assured of its continuing ability to maintain agricultural operations on the Hop Farm site without interference for the foreseeable future. At a minimum, we request that recorded covenants addressing this issue be part of any annexation procedure, as more specifically discussed in the specific comments and corrections of Attachment 1 hereto.

City of Wheatland
July 15, 2011
Page 4

Agricultural Resources

The EIR addresses two project-specific impacts to agricultural resources:

1. Conversion of Prime Farmland to urban uses (§4.2-7, page 4.2-68); and

2. Cumulative loss of agricultural land (§4.2-8, page 4.2-69).

14-15 Both of the above impacts are determined to be ***significant*** and ***unavoidable***. The loss of Prime Farmland relates specifically to the Hop Farm, because a large portion of the Johnson Rancho property is not considered Prime Farmland. The loss of agricultural land to development is permanent and, as stated in the DEIR, the proposed project "would have a ***significant*** cumulative impact related to the permanent loss of agricultural land." (§4.2-8, page 4.2-69)

Because both of the above impacts are significant and unavoidable, they cannot be mitigated. No mitigation measures exist and none are proposed. However, continued use of the "Prime Farmland" Hop Farm properties for agricultural uses will mitigate this impact, and should be addressed in the DEIR.

Noise

14-16 The project-specific impacts and mitigation measures discussed in the DEIR all appear to address the impacts of noise related to development of the properties, such as construction sounds, increased traffic noise, and noise from newly-developed commercial properties upon the residential properties, and the impacts of the foregoing upon preexisting receptors. The impact of outside noise, such as aviation noise from Beale AFB, upon the future residents of the property is also discussed.

14-17 However, there does not appear to be any discussion of the potential impact from sounds from agricultural operations upon future residential development that occur on the Johnson Rancho portion of the project. Again, given the intended continued agricultural use of the Hop Farm properties, this potential impact must be considered and discussed in the DEIR.

Biological Resources

We address two of the project-specific impacts to biological resources:

14-18 1. Impacts to special-status plants and to various animals identified in the DEIR (§§4.6-1 through 4.6-12, pages 4.6-39 through 49); and

2. Impacts to wetlands and other waters of the U.S. (§ 4.6-13, page 4.6-49).

The discussion of impacts to special status plants and specific animals concludes that Mitigation Measures identified as 4.6-1(a) through 4.6-1(d) would apply. Section 4.6-1(a) states that upon "*submittal of the **first** zoning or tentative map application for development within the*

6970-1\1257423v2

07/18/2011 MON 7:10 FAX 5306339102 City of Wheatland →→→ Raney Planing Mgt 007/012

07/15/11 17:08 FAX 415 392 0827 SIDEMAN&BANCROFT 006

City of Wheatland
July 15, 2011
Page 5

Johnson Rancho and Hop Farm Annexation area, a Resource Corridor Conservation Plan shall be prepared for the Johnson Rancho and Hop Farm Annexation area."

14-18 Cont'd

BRWR is concerned about a potential requirement to comply with a conservation plan if there is no change in the agricultural use of the Hop Farm properties. This section of the DEIR should discuss the implications of impacts on biological resources if the Johnson Rancho portion of the annexation area is developed and the Hop Farm portion remains in agricultural use.

14-19

Section 4.6-13 discusses impacts upon wetlands, and proposes Mitigation Measure 4.6-13(a) through (d). Subsection(d) refers back to Mitigation Measures 4.6-1(a) through 4.6-1(d), and is therefore addressed above. The compliance measures described in Mitigation Measures 4.6-13(a) and (b), are both required as a condition of approval of each tentative map application for any development within the Johnson Rancho and Hop Farm annexation area. However, Mitigation Measure 4.6-13(c) is not so predicated. Please confirm that this is an oversight and that the same preamble to 4.6-13(a) and (b) should also appear in the beginning of 4.6-13(c).

Conclusion

14-20

As you know, CEQA requires the decision making agency to balance the benefits of a proposed project against the unavoidable environmental risks when determining whether to approve a project. If an agency is to approve a project which will have a significant environmental effect that cannot be avoided or lessened, the agency must make specific findings to support its actions. The "Statement of Overriding Considerations" must be supported by substantial evidence in the record. (§15093, CEQA Guidelines, California Code of Regulations, §§15000 *et seq.*)

Any annexation, whether it be the project as described in the EIR or any of the alternatives (other than No Project) will clearly require the lead agency to weigh the benefits and risks, and make findings in support of the project. Presumably, the benefits of the proposed project would be to accommodate the population growth and housing demand in the area of the City of Wheatland, and to provide for guided development consistent with the City and County General Plans.

14-21

It is our understanding that the project was conceived during a period of a thriving economy and rapidly escalating housing values and housing demand. The need and the desire for housing development may well have provided the theoretical justification (the benefits) for the proposed project. However, given the current economic climate and the precipitous drop in housing demand (and housing values), is it reasonable to consider the need for additional housing as the justification for the project? We urge the City of Wheatland to take this into consideration as it reviews the proposed project.

14-22

In summary, we request that the questions set forth above be answered, that the EIR be revised to reflect the continued agricultural use of the Hop Farm portion of the project, and that BRWR's concerns, as set forth above, be addressed.

6970-1\1257423v2

07/18/2011 MON 7:10 FAX 5306339102 City of Wheatland →→→ Raney Planing Mgt 008/012

07/15/11 17:08 FAX 415 392 0827 SIDEMAN&BANCROFT 007

City of Wheatland
July 15, 2011
Page 6

Attached hereto as Attachment 1 are specific comments and corrections to several sections in the DEIR.

Sincerely,

James R. Janz

6970-1\1257423v3

6970-1\1257423v2

ATTACHMENT 1

14-23	Section 1. Introduction.	One preliminary question relates to the parties involved. The City of Wheatland is the lead agency, and as such has the principal responsibility for approving the project. However, the DEIR makes several references to an "applicant," suggesting that the City did not initiate the project, but does not identify the applicant in the document. The applicant should be identified in the revised DEIR.
14-24	Section 3, page 3-11.	The zoning discussion for the Hop Farm on this page states that the proposed project involves a "request" to pre-zone the Hop Farm portion to PD District. Please provide copies of the documents containing such request.
14-25	Section 3, page 3-22, Required Public Approvals.	The fifth bullet point appears to contain a typo on the acreage. More importantly, the last paragraph discusses "detachment from the Wheatland Water District." It is unclear what is meant by this. Note that the Hop Farm is presently served by the Camp Far West Irrigation District, and BRWR has no intention or desire to leave that district.
14-26	Section 4.2-1, page 4.2-36.	Proposed mitigation measure 4.2-1 states that: "The project applicant [**please identify *applicant***] shall inform and notify prospective buyers in writing, prior to purchase, about existing and on-going agriculture activities..." and lists a number of the deleterious aspects of such activities. In addition to the items listed for this proposed notification, the notice should include information to the effect that Yuba County has a right-to-farm ordinance, and that the agricultural operations could continue indefinitely. This notification should also contain covenants waiving the right to file claims or litigate over the agricultural activities. Also, at a minimum, any such notification should be recorded upon annexation and in connection with each sale to a buyer, and should run with the land. Because property purchased within the development will undoubtedly turn over, future buyers of properties should be on notice of the agricultural operations, in addition to the first buyer from the developer.

6970-1\1257637v1

1

14-27 Section 4.2-7, page 4.2-69.

The paragraph beginning at the top of the page states: "The proposed project would be consistent with the goals and policies related to the preservation of local and regional agricultural land in both the Wheatland General Plan and the Yuba County General Plan ... . However, impacts through agricultural land would remain significant and unavoidable because buildout of the General Plan would permanently convert Prime Farmland to non-agricultural uses." Given the permanent loss of Prime Farmland, it is difficult to see how the proposed project would be consistent with the preservation of local and regional agricultural land. Please explain.

14-28 Section 4.6-13, page 4.6-53.

Mitigation Measure 4.6-13 (c), to be consistent with Mitigation Measures 4.6-13 (a) and (b), should begin with the preamble: "*The City shall include the following as a condition of approval on each tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:*".

14-29 Section 5, page 5-7, Alternatives Analysis.

The paragraph beginning at the top of this page states that the "No Project/No Build Alternative would, however, allow existing contaminated soil to remain in place. Therefore, impacts would still occur should any farm workers come into contact with the stained soils associated with debris piles, farm implements, PCBs, and historic pesticide use. In addition, without the proposed project the risk of human exposure to the soil contamination would continue into the future... . Therefore, the No Project/No Build Alternative would result in greater impacts related to contaminated soils."

The foregoing is incorrect. Underground storage tanks have been removed and contaminated waste debris located on the property was transported to an acceptable landfill. A Level-1 Preliminary Environmental Site Assessment, prepared May, 2011 for BRWR by Advanced Environmental Concepts, Inc., which was conducted for both the Wheatland Hop Farm and the Bear River Hop Farm, states: "Based on the results of this assessment, AEC recommends that no further action appears warranted in connection with these two properties." Any contamination has already been dealt with, and therefore the No Project/No Build Alternative

14-29 Cont'd

would result in fewer, not greater, impacts related to contaminated soils.

14-30

In connection with the foregoing comment, Table 5-1, on page 5-22, should be revised by changing the word "Greater" to "Fewer" under the "No Project/No Build Alternative" column for the "Hazards and Hazardous Materials" row.

LETTER 14: JAMES R. JANZ, SIDEMAN & BANCROFT LLP

Response to Comment 14-1

The comment is introductory and identifies the commenter as under contract to acquire the Hop Farm property and maintain it in agricultural use. The comment does not address the adequacy of the Draft EIR.

Response to Comment 14-2

See response to Comment 13-2. The Stage 1 Development Plan, as revised in response to Comment 13-2, allows for continued agricultural uses on the Hop Farm property. Moreover, the agricultural use of the Hop Farm will be protected in perpetuity by the application of Section 3482.5 of the Civil Code, notification of which will be provided to every homebuyer within the project pursuant to Section 1103.4 of the Civil Code. Finally, the applicant has indicated the intent to place similar restrictions in favor of the Hop Farm in any CC&Rs that are established for the project. These right-to-farm notifications will protect the Hop Farm operation from nuisance claims and ensure the ongoing viability of the agricultural use of the Hop Farm property.

Response to Comment 14-3

See Response to Comment 13-2. Agricultural uses are described in the Stage 1 Development Plan which is part of the proposed project description.

Response to Comment 14-4

See Response to Comment 13-2. As noted in the Stage 1 Development Plan, the intent is to allow agricultural uses until such time as development is proposed on each property. The Stage 1 Development Plan will be adopted by the City and become the applicable zoning on the project site. The agricultural use of the Hop Farm will be "grandfathered" and may be continued for as long as the property owner desires.

Response to Comment 14-5

See Response to Comment 13-2. The Stage 1 Development Plan permits agricultural uses by right; therefore changing from grazing to a walnut orchard would be permitted. Currently Yuba County Zoning (Yuba County Code Section 12.20.40[a][7]) requires a Conditional Use Permit for agricultural processing plants and facilities, such as wineries, distillers, dehydrators, canneries and similar agricultural uses. The City would also require a Conditional Use Permit for such uses. The comment does not specifically address the adequacy of the Draft EIR.

Response to Comment 14-6

Title 8 of the Wheatland Municipal Code addresses public health and safety and Chapter 8.08 specifically addresses Nuisance Abatement. The proposed Stage 1 Development Plan serves as

the zoning regulations for the proposed project area and allows for continuation and expansion of agricultural operations. The comment does not address the adequacy of the Draft EIR.

Response to Comment 14-7

As noted in Responses to Comments 13-2 and 14-5, agricultural uses would be permitted. However, currently Yuba County Zoning (Yuba County Code Section 12.20.40[a][7]) requires a Conditional Use Permit for agricultural processing plants and facilities, such as wineries, distillers, dehydrators, canneries and similar agricultural uses. The City would also require a Conditional Use Permit for such uses. In addition, all structures would require the issuance of a building permit. The comment does not address the adequacy of the Draft EIR.

Response to Comment 14-8

The owner of the Hop Farm would not incur any costs as a result of annexation unless and until the owner undertakes development of the Hop Farm properties, at which time the appropriate development impact fees would be required. Development impact fees are collected pursuant and consistent with the currently adopted AB 1600 and State regulations. According the AB 1600, a development impact fee is a monetary exaction other than a tax or special assessment that is charged by a local governmental agency to an applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project (Gov. Code § 66000[b]). Any development impact fees adopted for the project would defray the cost of public infrastructure made necessary by development for urban uses and would not apply to any building permits issued for agricultural uses. The City collects development impact fees at the time of building permit approval in connection with urban development.

Response to Comment 14-9

The commenter's understanding is correct. The mitigation measures in the Draft EIR identify the timing for implementation. The measures state that implementation occurs either at the time of submittal of a zoning or tentative map application. Therefore, the specific measures identified in the Draft EIR do not require implementation for the continued agricultural use. However, the farming practices and conversion of grazing land to more intensive agricultural uses must comply with applicable State and federal laws.

Response to Comment 14-10

The comment is an introductory statement for the comments addressed below and does not specifically address the adequacy of the Draft EIR.

Response to Comment 14-11

As discussed in Impact Statement 4.2-1 in Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR, development of the proposed project would potentially expose future on-site residents to nuisances from adjacent agricultural operations. Mitigation Measure 4.2-1 on page

4.2-36 would require right to farm notification pursuant to Civil Code 1103.4 and 3482.5 to inform prospective residents of the potential for a nuisance from adjacent agricultural operations; however, the mitigation would not reduce or remove the potential for conflict. As a result, the Draft EIR determined that a significant and unavoidable impact would occur while agricultural operations remain. However, eventual buildout of the project, as well as the General Plan, would replace existing agricultural operations with urban uses, which would no longer conflict with proposed residences. Therefore, a less-than-significant impact would occur at buildout.

Continued agricultural use of the site, even if for a significant length of time or indefinitely, is allowed as defined in the Stage 1 Development Plan. Eventual buildout or full buildout of the project consistent with the General Plan would replace existing agricultural operations with urban uses. Therefore, the use of "temporary" and "short-term" in this instance means prior to full buildout of the project, which would eventually include development of the Hop Farm property. Because agricultural operations would continue to occur on-site, the potential for exposure to future residents to associated nuisances would occur until full buildout or "temporarily." Therefore, the conclusion in the Draft EIR for a significant and unavoidable impact while agricultural operations remain is accurate.

Response to Comment 14-12

The analysis in the Draft EIR is based on the proposed project description. Chapter 3, Project Description, of the Draft EIR does not identify any phasing of development. The purpose of the proposed project is annexation and a program-level analysis of future buildout. The Stage 1 Development Plan outlines the potential uses and broad parameters for the future development. Following annexation, the next step in the planning process is to prepare the Stage 2 Development Plan, which will outline specific infrastructure and phasing requirements. The determination of project phasing was not needed in order to analyze the impacts of full buildout of the annexation area.

The commenter assumes that if the Johnson Rancho portion of the project area builds out first, then "leapfrog" development would occur. To the contrary, this entire area has been master planned and the impacts of buildout were analyzed in the Draft EIR. "Leapfrog" development occurs when an area disconnected from the City and infrastructure develops without any plans for what happens in between. The City has planned for future development of the entire project site and the Stage 2 Development Plan will ensure that infrastructure is provided to the development in a logical and orderly fashion, regardless of which portion of the development occurs first.

Response to Comment 14-13

See Response to Comment 14-12.

Response to Comment 14-14

As noted in Responses to Comments 13-2 and 14-5, interim agricultural uses would be permitted as outlined in the Stage 1 Development Plan, which has the full force of the Zoning Ordinance

for the project site. As noted in these Responses to Comments, CC&Rs for the project will protect the Hop Farm property from nuisance claims. Similar protection will be provided by a right-to-farm notification (pursuant to Civil Code Section 1103.4 and Section 3482.5). Responses related to Attachment 1 are included below in Responses to Comments 14-23 through 14-30.

Response to Comment 14-15

The comment reiterates the significant and unavoidable conclusions of the Draft EIR related to the loss of Prime Farmland. Although the commenter notes that the future owner of the Hop Farm property intends to continue farming operations on that portion of the project site, the site is designated for development in the City of Wheatland General Plan, which was adopted in 2006. The General Plan EIR had the same conclusion that the conversion of Prime Farmland would be significant and unavoidable. The proposed uses identified in the project description for this Draft EIR on the Hop Farm site are consistent with the 2006 General Plan designations. The use of the site for agricultural purposes, even if for a significant period of time, would be consistent with the Stage 1 Development Plan, as revised in Response to Comment 13-2, and ultimate buildout of the project would be consistent with the General Plan. Development of the Hop Farm in a manner consistent with the General Plan designations is the project that was analyzed in the EIR.

Response to Comment 14-16

The comment describes the types of noise addressed in the Draft EIR and does not address the adequacy of the EIR.

Response to Comment 14-17

See Responses to Comments 13-2 and 14-11. Potential land use conflicts between adjacent agricultural operations and future residents are discussed in Impact Statement 4.2-1 in Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR. Specifically, impacts on future residents of the Johnson Rancho portion of the project are discussed on pages 4.2-35 and 4.2-36.

Chapter 4.5, Noise, of the Draft EIR identifies noise impacts at a program level. The mitigation requires a site-specific noise analysis at the time of each specific development application. The noise analysis will have to take into consideration the existing conditions at the time of the application, including any existing agricultural uses.

Response to Comment 14-18

The comment reiterates the conclusions of Chapter 4.6, Biological Resources, of the Draft EIR. See Response to Comment 14-9 related to the timing of mitigation measure implementation. Therefore, compliance with a conservation plan would not be required until such time that the Hop Farm property requests entitlements for development.

Response to Comment 14-19

The commenter is correct that the introductory portion of the mitigation measure was not included. Therefore, Mitigation Measure 4.6-13(c) on page 4.6-53 in Chapter 4.6, Biological Resources, of the Draft EIR is hereby amended as follows:

4.6-13(c) *The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:*

"If the project would result in impacts to any jurisdictional wetlands identified within either the Hop Farm Property or the Johnson Rancho Property, the acreage of jurisdictional habitat removed shall be replaced on a "no-net-loss" basis in accordance with USACE and CDFG regulations. A conceptual on-site wetlands mitigation plan shall be submitted, including a wetlands replacement ratio, agreed upon with the USACE. The mitigation plan shall quantify the total jurisdictional acreage lost, describe creation/replacement ratio for acres filled, annual success criteria, potential mitigation-sites, and monitoring and maintenance requirements. The plan shall be prepared by a qualified biologist pursuant to, and through consultation with, USACE. The plan may include funding mechanisms for future maintenance of the wetland and riparian habitat, which may include an endowment or other funding from the project applicant."

Compliance with this condition shall be ensured by the City Engineer prior to the approval of each tentative map.

The above change is for clarification purposes only and does not alter the conclusions of the Draft EIR. It should be noted, however, that although the mitigation measure itself requires compliance only at the time of future development, compliance with State and federal law is required regardless.

Response to Comment 14-20

The comment describes the requirements of CEQA related to a Statement of Overriding Considerations and does not address the adequacy of the Draft EIR.

Response to Comment 14-21

The comment does not address the adequacy of the Draft EIR, but will be forwarded to the decision-makers for their consideration.

Response to Comment 14-22

The comment is a summary comment and has been addressed in Responses to Comments 14-1 through 14-21, above.

Response to Comment 14-23

The City is the Lead Agency for the preparation of the EIR based on a proposed project submitted for their review. CEQA does not require that the applicant be identified in the Draft EIR – only that the impacts of the proposed project be analyzed. For information purposes, the applicant is River West Investments.

Response to Comment 14-24

The PD District requires the submittal of a Stage 1 Development Plan. A Stage 1 Development Plan has been prepared for the Hop Farm and the Johnson Rancho portions of the project. A copy of the Stage 1 Development Plan has been sent to the commenter. The comment does not address the adequacy of the Draft EIR.

Response to Comment 14-25

The fifth bullet point contains the correct acreage. The 4,136 acres to be prezoned in the fifth bullet plus the 13 acres to be prezoned in the sixth bullet total the 4,149 acres identified as the project site. The project does not include detachment from the Camp Far West Irrigation District.

Response to Comment 14-26

The applicant identified in Mitigation Measure 4.2-1 will be each individual future tentative map applicant. The commenter requests that the disclosure notice in this mitigation measure include notice that Yuba County has a right-to-farm ordinance and a covenant waiving rights to file claims or litigate over agricultural activities. Such is provided by deed disclosure pursuant to Civil Code Sections 3482.5 and 1103.4. Moreover, any CC&Rs adopted for the project will include a similar waiver in order to protect the Hop Farm property from nuisance claims.

It should be noted that the applicant will be required to disclose existing and on-going agricultural activities pursuant to California Civil Code § 1103.4, which requires a "Notice of Right to Farm." The Notice of Right to Farm would include language indicating that a "[…] property is located within one mile of a farm or ranch land designated on the […] 'Important Farmland Map' issued by the California Department of Conservation, Division of Land Resource Protection," as well as language indicating that "Customary agricultural practices in farm operations may include […] noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides."

The commenter further notes that the disclosure should be recorded upon annexation so that subsequent buyers are also informed. Per the commenter's suggestion, Mitigation Measure 4.2-1

on page 4.2-36 in Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR is hereby amended as follows:

> *4.2-1* *The project applicant shall inform and notify prospective buyers in writing, prior to purchase, about existing and on-going agriculture activities in the immediate area in the form of a disclosure statement. The notifications shall disclose that the Wheatland area is an agriculture area subject to ground and aerial applications of chemical and early morning or nighttime farm operations, which may create noise, dust, et cetera, and provide that such agricultural operations shall not be considered a nuisance. The language and format of such notification shall be reviewed and approved by the City Attorney prior to recording the* ***first*** *final map. Each disclosure statement shall be acknowledged with the signature of each prospective property owner* *and shall be recorded with the deed of each property, in accordance with the Right to Farm notification provisions in California law*.

The above change is for clarification purposes only and does not alter the conclusions in the Draft EIR.

Response to Comment 14-27

The project site is within the City's Sphere of Influence. The Hop Farm property is provided specific development land use designations within the General Plan and the Johnson Rancho property is designated Urban Reserve. These areas are anticipated for development within the City of Wheatland General Plan. Focusing development within the City's Sphere of Influence allows the orderly planning and development by the City and encourages preservation of the agricultural land surrounding the City and within the County.

Response to Comment 14-28

See Response to Comment 14-19.

Response to Comment 14-29

The comment references information related to underground storage tanks on the Hop Farm property and notes that the No Project/No Build Alternative should conclude that the hazards would be less with the implementation of the project because no storage tanks exist. The Alternatives discussion does not distinguish between the Johnson Rancho and Hop Farm properties and looks at the general topic of hazards, including PCBs, historic pesticide use, etc., not just underground storage tanks. In general, the potential for these hazards remains under the No Project/No Build Alternative.

Response to Comment 14-30

See Response to Comment 14-29. Changes are not necessary to Table 5-1.

July 15, 2011

Tim Raney, Planning Director
City of Wheatland
111 C Street
Wheatland, CA 95692

Letter 15

Dear Mr. Raney and the City of Wheatland,

15-1 We wish to support and expound upon our written comments given during the scoping process and submitted to you on October 10, 2008 and to address issues of the adequacy and effectiveness of the proposed Draft EIR for the Johnson Rancho and Hop Farm Annexation project.

15-2 * Traffic noise and light trespass and glare. These items were mentioned in the Draft EIR with no answers as to how to solve them. How will noise and light be buffered as to not adversely affect our current quiet and peaceful life style?

15-3 * What measures will this project take to insure that current surrounding resident's water wells will not be depleted? There was talk of the applicant having to prove that adequate water supplies will be available when the grading permits are granted. There is a proposed 12 inch well site directly adjacent to the Eric Lane properties that will have the capability of pumping 800gmp and most all water will be produced in the upper 200 feet. How will they monitor surrounding resident's wells to see that groundwater levels have not diminished and those wells are or may be compromised?

15-4 What will be done to limit the noise of the pumping facilities and alarms associated with them at any of the proposed well site locations?

15-5 Our private wells need to be protected. Either we need to be guaranteed full function of those wells or be included in the City treated water program with no use restrictions or costs.

15-6 * Use of practices that include bioretention facilities or rain gardens, grass swales and channels, vegetated rooftops, rain barrels, cisterns, vegetated filter strips and permeable pavements should be considered and implemented within this project to help lessen the need for water use and help improve ground water quality.

15-7 * Keep natural land contours and retain natural drainage ways. What will be done so that the natural land contours do not change and the ability to properly drain water runoff from surrounding non developed properties is not compromised? Having a flat land, graded landscape is visually unattractive. What will happen to the natural pools and stream beds that now exist on the applicant's property? Certainly there are creatures that exist because of and depend on those pools and streams each and every year. What will happen to them? Buying wetland in another area is not the correct answer here.

15-8 * Under the Biological Resources section, the Draft EIR identified potential impacts to sensitive and endangered species and species habitat as a result of construction of the proposed project. It did not ever mention creatures such as deer, mice, rats, voles, snakes,

15-8 Cont'd

coyote, fox, skunk, ground squirrel, possum, raccoon, lizard or any other such creature not mentioned here. Why were these animals and creatures not considered? Where does the applicant think they are going to relocate to? Or will they all just be exterminated? I think that consideration must be given to the mass migration that will occur when grading begins and the conversion of wildlife habitat to buildings and pavement happens the surrounding neighbors will be inundated with all of these creatures seeking safe refuge.

15-9

* We want a permanent cinder block or other permanent wall erected so that new "neighbors" will not have access to our property, both visually and physically and that no damage or disturbance will be done to our existing 2 x 4 no-climb horse fencing.

15-10

* Direct bordering property owners should be given a strong voice during the planning and design phase so as to be able to ensure things like fencing, street lighting, limiting 2-story homes bordering existing properties, density of homes/properties touching each existing property line retain the current "rural" lifestyle now enjoyed.

15-11

* Amenities such as treated water and sewer, cable and internet service should be offered to all bordering property owners.

15-12

* McCurry Street intersection is dangerous at best. With the additional street traffic on Spenceville Road, the intersection at McCurry Street needs to be reworked so that the drivers exiting from Wheatland Ranch subdivision can have clear sight of oncoming traffic. What will be done there?

15-13

* Incorporate wind/solar as alternative energy sources for entire project. With a project as large as this and with the amount of available land that would be left as "open space", alternative energy sources must be included as a huge part of this project. If only to power street lights or operate irrigation for parks, schools etc. Incorporated in the planning and building stages, it would be a cheap source of renewable power.

15-14

* Language regarding the fact that Yuba County has a Right to Farm ordinance which seeks to retain and promote the agricultural industry within the county. The project applicant shall inform and notify prospective buyers in writing, prior to final purchase, about existing and on-going agriculture, open burning of vegetative waste (natural plant growth wastes), and farming and livestock activities in the immediate area. **The notice shall be in the form of a note recorded with the Deed for each property.** The notification shall disclose that the Wheatland area is an agriculture area subject to ground and aerial applications of chemical and early morning or nighttime farm operations, which may create noise, dust, livestock smells, et cetera, and provide that such agricultural and farming operations shall not be considered a nuisance. The language and format of such notification shall be reviewed and approved by the City Attorney prior to recording the first final map. Each disclosure statement shall be acknowledged with the signature of each prospective property owner.
Parts of this notification is currently excluded from the Draft EIR.

15-15 * There are no written plans for expansion of the Postal Service. With the addition of so many new addresses and delivery points, the Postal Service will need additional facilities to accommodate that growth. The police and fire had provisions made within the Draft EIR, what about Postal facilities? Will fees or properties be given to remedy that?

15-16 * The future of electric vehicles is here. There were no plans offered for recharging stations for electric vehicles. Will that be a part of this applicant's design and planning phase? It should be.

15-17 * It should be noted that the Recology landfill facility provides disposal services for both municipal and commercial customers. In addition to accepting municipal solid waste, Ostrom Road Landfill accepts a variety of commercial and industrial waste streams. This facility is less that 1 mile from the proposed site. There are smells and noise generated from that facility as well. Alternative Daily Cover must be regulated so as to not pose a hazardous and potentially harmful health threat to its neighbors. Although Recology offers a 3 can garbage service for waste, green waste and recycles to customers within the City limits, Recology must offer an easier and more convenient way of recycling items to all of its customers. Neighborhood collection areas for cardboard, glass, plastic, newspapers and metal food cans must be included in the plan.

15-18 * Being that the project consists of 4149 acres of primarily agricultural land, ***Prime Farm Land*** will be lost due to this project. You cannot "buy" that prime feature elsewhere in mitigation measures. What can be done to minimize the loss of that? Do not allow for building out of all of the proposed acres.

15-19 * In closing, because impacts in aesthetics, land use and agricultural resources, transportation and circulation, air quality and climate change, noise, biological resources, population, employment and housing, and public services and utility sections would be significant and unavoidable, ***we would respectfully request that the City of Wheatland consider this project and the Draft EIR as a Reduced Density option.*** The Reduced Density Alternative would at least provide a gradual transition from the low density Camp Far West area, east of the proposed Johnson Rancho development, to the higher densities associated with urban development at the core of the City of Wheatland.

Thank you for taking our concerns into consideration. We look forward to hearing from you on each point and question raised here,

Janice and Perrie Costa
6850 Eric Lane
Wheatland, CA 95692
(530) 633-2942

LETTER 15: JANICE AND PERRIE COSTA

Response to Comment 15-1

The comment is an introductory statement and does not address the adequacy of the Draft EIR.

Response to Comment 15-2

Traffic noise is addressed in Chapter 4.5, Noise, of the Draft EIR; specifically, traffic noise is addressed in Impact Statement 4.5-3. Traffic noise along portions of Spenceville Road, McCourtney Road, and Camp Far West Road will increase by greater than 3 dB which is considered a significant impact. As noted in the Draft EIR:

> Implementation of mitigation measures to reduce the above impact includes a combination of noise barriers, noise-reducing pavements, and speed reductions measures. However, implementation of the mitigation measures at appropriate locations along the affected roadways (e.g., application of noise reducing pavements on Spenceville Road would reduce noise levels by 4 dB but the residual increases would be greater than 3 dB) would not be feasible. Therefore, the impact from traffic noise levels would be *significant and unavoidable*.

It should be noted that the commenter is located on Eric Lane which is not a roadway that would be impacted by traffic noise.

Light and glare impacts are addressed in Chapter 4.1, Aesthetics, of the Draft EIR; specifically, light and glare impacts are addressed in Impact Statement 4.1-2. As noted in the Draft EIR:

> The proposed project would be required to comply with all of the building regulations found in the *California Code of Regulations, Title 24 and the Tier 1 Development Plan*, which require that conceptual lighting plans be submitted for any development project. The lighting plans are required to show the proposed shielding of all on-site lighting, so that lighting is directed within the project site and does not illuminate adjacent properties, and the lighting plans are required to address limiting light trespass and glare through the use of shielding and directional lighting methods.

Light and glare impacts were found to be less-than-significant.

Response to Comment 15-3

See Response to Comment 3-6.

Response to Comment 15-4

The Draft EIR is a program-level EIR that looks at the broad impacts associated with buildout of the proposed project. At the time of subsequent tentative map applications, site-specific analyses will be performed in order to ensure that the specific impacts are reduced to less-than-significant levels. Mitigation Measure 4.5-1 in Chapter 4.5, Noise, of the Draft EIR requires that project-

specific noise assessments and mitigation plans be developed with every tentative map; these analyses will also address the impacts associated with any infrastructure being developed with each tentative map, including wells.

Response to Comment 15-5

See Response to Comment 15-3.

Response to Comment 15-6

The comment describes practices to improve groundwater quality and reduce water use. Water quality is addressed in Chapter 4.10, Hydrology and Water Quality, of the Draft EIR. The comment does not address the adequacy of the Draft EIR.

Response to Comment 15-7

The comment suggests that natural land contours be maintained, as well as natural drainageways. The comment questions what will happen to the existing streams on-site and the species within them. Chapter 4.6, Biological Resources, of the Draft EIR outlines the existing wetlands on the project site, as well as special-status species. Mitigation Measure 4.6-1 requires that the first application for development include the submittal of a Resource Corridor Conservation Plan. The Resource Corridor Conservation Plan shall demonstrate the preservation of open space corridors within the portions of the Johnson Rancho and Hop Farm Annexation area that are considered to have high-value habitat for special-status plant and wildlife species (i.e., Grasshopper Slough, Dry Creek, other waters of the U.S. or jurisdictional wetlands).

Response to Comment 15-8

CEQA requires that environmental analyses include impacts to candidate, sensitive, or special-status species. The species identified by the commenter are not at risk. The concern, however, will be forwarded to the decision-makers for their consideration.

Response to Comment 15-9

The comment does not address the adequacy of the Draft EIR but addresses specific project design features, including a block wall. The application for specific tentative maps and the Stage 2 Development Plan will detail design components of each project. It should be noted that Low-Medium Density Residential development is proposed adjacent to the commenter.

Response to Comment 15-10

Application for specific tentative maps and Stage 2 Development Plans will require public hearings and review by the Planning Commission and the City Council. These public hearings will be publicly noticed and are open for all to attend. The comment does not address the adequacy of the Draft EIR.

Response to Comment 15-11

The comment does not address the adequacy of the Draft EIR but will be forwarded to the decision-makers for their consideration. Typically, City services are not provided to properties located outside the City limits.

Response to Comment 15-12

Traffic is addressed in Chapter 4.3, Transportation and Circulation, of the Draft EIR. Mitigation Measure 4.3-1(b) requires an updated Traffic and Circulation Master Plan for the Johnson Rancho and Hop Farm Annexation area. The updated Traffic and Circulation Master Plan will evaluate and identify the potential traffic impacts and the future street and circulation system improvements necessary to mitigate said traffic impacts. Improvements to Spenceville Road will be included in this plan.

Response to Comment 15-13

The comment does not specifically address the adequacy of the Draft EIR. Chapter 4.4, Air Quality and Climate Change, of the Draft EIR addresses air quality and greenhouse gas emissions. Mitigation Measures 4.4-6(a) through (c) require that the applicant prepare a Climate Action Plan and a greenhouse gas reduction strategy. Alternative energy sources could be a component of these plans.

Response to Comment 15-14

See Response to Comment 14-26.

Response to Comment 15-15

The comment does not specifically address the adequacy of the Draft EIR. Postal service is determined at the time of each tentative map application.

Response to Comment 15-16

See Response to Comment 15-13. Electric vehicle charging could be a component of the Climate Action Plan and greenhouse gas reduction strategy.

Response to Comment 15-17

The comment does not address the adequacy of the Draft EIR, but questions the operations of Recology and the Ostrom Road Landfill. The comment will be forwarded to the decision-makers for their consideration.

Response to Comment 15-18

The loss of Prime Farmland is addressed in Chapter 4.2, Land Use and Agricultural Resources, of the Draft EIR. The Draft EIR concludes that the impact to Prime Farmland is significant and unavoidable.

Response to Comment 15-19

The commenter states a preference for the Reduced Density Alternative. The comment does not address the adequacy of the Draft EIR.

June 26, 2011

Letter 16

Dear Mr. Roney

16-1 I have met with certain people connected with annexation (SCH# 2008082127) in particular a Mr. Durrah - Teacher at Yuba College - One time he arrived at Yuba County Office of Education 14th ST MARYSVILLE (old county Hospital) and Socked (spelling) MR Teagarden retired) I believe it was on the Jan.

Thank you
Lois Stephenson P.O. BOX 128 WHL CA 95692

16-2 P.S. I believe it would be very DANGEROUS TO ANNEX2

Letter 16: Lois Stephenson

Response to Comment 16-1

The comment does not address the adequacy of the Draft EIR.

Response to Comment 16-2

The comment does not address the adequacy of the Draft EIR.

Letter 17

To: City of Wheatland
From: Tom Bookholtz
Date: 15 July 2011
Subject: Comments DEIR Hops Farm

17-1 A. **Biological Resources**
1) The DEIR states, "The Draft EIR finds that implementation of the proposed project would result in less-than significant impact to essential fish habitat." Comment: A development of this magnitude will potentially have significant negative impacts on the Bear River watershed and ultimately degrade already declining threatened and endangered anadramous salmonid habitat.

17-2 2) The DEIR states, "Cumulative loss of biological resources in the City of Wheatland and the effects of ongoing urbanization in the region would be considered a significant and unavoidable impact after mitigation." Comment: Project mitigation should be increased to reduce significant and unavoidable impacts to "less-than significant."

17-3 B. **Archaeological and Historical Resources**
The DEIR states, "The DEIR state In addition, disturbance or destruction of previously unknown archaeological resources on the project site would be a potentially significant impact. With the incorporation of mitigation measures included in the Draft EIR, these impacts would be reduced to a less-than-significant level. Comment: More public access and educational opportunities of the historic Hops Farm should be addressed in the EIR.

LETTER 17: TOM BOOKHOLTZ

Response to Comment 17-1

As discussed in Impact 4.6-10 in Chapter 4.6, Biological Resources, of the Draft EIR, essential fish habitat is defined as those waters and substrate necessary to fish for spawning, breeding, feeding, or growth to maturity. Dry Creek, which runs into the Bear River below Wheatland and borders a portion of the proposed project site's northern boundary is considered essential fish habitat. Additionally, the Central Valley steelhead, which is federally listed as Threatened, and the Fall-run Chinook salmon, which is listed as a Species of Concern, have the potential of being supported by Dry Creek. However, reaches of Dry Creek near the project site would not be used for spawning due to substrate being comprised of finer sediments, but could serve as foraging, non-natal rearing, and a migratory corridor for the species. Steelhead are expected to occur in Dry Creek only during winter and spring periods when water quality is suitable, and Chinook salmon are expected to occur in Dry Creek only during winter and spring periods when water quality is suitable. As shown in Table 4.6-2 on pages 4.6-16 through 4.6-18, development of the Hop Farm Property portion of the proposed project site would not result in impacts to any special-status fish species. Special-status fish species do not occur or have the potential occur on the Johnson Rancho portion of the project site. Therefore, impacts to essential fish habitat were found to be less-than-significant. In addition, it should be noted that the federal Clean Water Act requires that the proposed project obtain NPDES permits to ensure water quality control in relation to any runoff from the project site.

Response to Comment 17-2

As discussed in Chapter 4.6, Biological Resources, of the Draft EIR, upon development, the Johnson Rancho and Hop Farm Annexation project, in combination with future planned developments, would contribute to the cumulative loss of biological resources within the General Plan Study Area. As further discussed on page 4.6-55:

> "[…] pursuant to General Plan Policy 8.B.5, the City will require careful planning of new development in areas that are known to have particular value for biological resources to maintain sensitive vegetation and wildlife habitat [and] pursuant to General Plan Policy 8.B.6, the City shall review development proposals in accordance with applicable Federal, State, and local statutes protecting special status species and jurisdictional wetlands. Furthermore, according to General Plan Policy 8.B.7, the City shall impose appropriate mitigation measures using protocols defined by the applicable statute (e.g., USFWS, CDFG, etc.). Therefore, all individual development projects are required to mitigate for impacts to special-status species and the loss of habitat within the region.

In the future, when individual development projects implement Mitigation Measures 4.6-1(a) through (d), which are required in the Draft EIR, project-level impacts would likely be reduced to less-than-significant levels. Implementation of the project-level mitigation measures included in the Draft EIR would reduce the project-level and cumulative impacts to biological resources. However, due to the expansive scope of the proposed project, which would include the eventual development of approximately 4,149 acres, implementation of the project would be expected to

result in a cumulatively considerable incremental contribution to the cumulative loss of biological resources in the Wheatland area the impact would not be reduced to a less-than-significant level; therefore, the impact would remain significant and unavoidable.

It should be noted that, ultimately, the final determination of the significance of impacts and the feasibility of mitigation measures will be made by the City as part of the City's EIR certification action.

Response to Comment 17-3

Comment noted. The commenter's request that the EIR discuss public access and educational opportunities regarding the historical significance of the Hop Farms does not address the adequacy of the Draft EIR. All of the physical environmental impacts of the project related to historical and cultural resources were addressed within the Draft EIR. The comment will, however, be forwarded to the decision-makers for their consideration.

July 13, 2011

Letter 18

From: Alyssa Lindman & William Appleby
Marysville, CA 95901

To: Mr. Tim Raney
Community Development Director
City of Wheatland
313 Main Street
Wheatland, CA 95692

Re: Johnson Rancho/Hop Farm Annexation – Draft EIR Comments

Dear Mr. Raney,

18-1 We have reviewed the Johnson Rancho/Hop Farm Annexation Project and would like to provide comments in regards to the public trail access and connections within and around the project site. It is our interest that Pedestrian, Bicycle and Equestrian accommodations and connections be thoroughly examined and well thought out in the planning and implementation of this project to ensure the best possible access for the public.

18-2 We respectfully request that the project include a well-planned public trail system for non-motorized travel within the project site and potential connections to local destinations, such as Wheatland and Camp Far West.

18-3 We would also like to see the historic components of the project site, including the Johnson Ranch, Hop Farm, and California Emigrant Trail, identified and respected. If possible, these historic sites should be noted and incorporated into the trails and open space areas to preserve the historic and cultural significance of the sites.

18-4 It is in the best interest of the public to create a non-motorized trail system that will provide recreation while also allowing users to travel to local destinations without having to use their vehicle. Creating a well-connected trail system for non-motorized users would reduce VMT (vehicle miles traveled) in an area that already has high transportation demand while also providing for public recreation.

18-5 We request that the project pay close attention to the Yuba County General Plan (Exhibit Community Development - 15: Bicycle and Pedestrian Circulation Diagram) and Yuba County Parks Master Plan (Map B-2: Southwest Park Projects), which both show proposed trail and bikeway corridors within and along the Johnson Rancho/Hop Farm project boundary. It is imperative that these potential corridor connections are made to provide access to various parts of the county while ensuring an efficient and well-planned bikeway and pedestrian circulation system.

18-6 We would appreciate it if you would keep the local residents and county informed on how the Johnson Rancho/Hop Farm Annexation Project will effect and allow for connectivity and improved accommodation for non-motorized road users.

Sincerely,

Alyssa Lindman & William Appleby

C.c
Board of Supervisors, County of Yuba
Planning Commission, County of Yuba
City Council, City of Wheatland

Letter 18: Alyssa Lindman and William Appleby

Response to Comment 18-1

The comment is introductory and does not address the adequacy of the Draft EIR.

Response to Comment 18-2

As discussed in the Parks, Recreation and Open Space and the Transportation Choices and Alternative Modes sections of both the Johnson Rancho and Hop Farm Stage 1 Development Plans, the proposed project includes a mix of open space, parks, and trails, including 225 acres of open space and 28 acres of linear parkway. The open space includes an extensive corridor along existing Grasshopper Slough, which has open space trail junctions at intermittent points throughout the corridor, leading to parks. Parks paired with the designated open space areas will serve as a conduit for pedestrian and bike traffic from the nearby trails. At various junctures along the trail system, access points are provided to the street and sidewalk network. The proposed open space, parks, and trails are all closely linked so as to provide a sense of connectivity throughout the project site. The circulation system for Johnson Rancho contains an interconnected street system, which incorporates traffic calming measures, connecting trails and paths and the potential for future transit connections, resulting in a "complete streets" system for all modes – vehicles, pedestrians, bicyclists and transit users. The multi-tiered circulation system provides many transportation modes and routes through the Plan Area and to the existing community. The plan also encourages the use of alternative transportation by making walking and biking more convenient, by providing tree-lined streets, convenient trails and safe street crossings, as further described in Section 3.2.2, Streetscape Design, of the Stage 1 Development Plans.

Response to Comment 18-3

As stated in the Johnson Rancho and Hop Farm Stage 1 Development Plans, the Johnson Rancho and Hop Farm sites are rich in historic resources related to historical settlements, ranching of the land, and agricultural pursuits including the hop kilns. The land plans for both sites respond to the protection of the significant physical resources, such as the historical site of the Johnson Adobe. This site is intended to be preserved in a park site, which will provide both protection and public access to the site. As required by mitigation within the Draft EIR, at the time of submittal of the first tentative map application within the Johnson Rancho and Hop Farm Annexation area, a Cultural Resources Master Plan must be prepared for the project site by a qualified archaeologist and submitted for the City's review and approval. In addition, in conjunction with the submittal of each tentative map application within the Johnson Rancho and Hop Farm Annexation area, site-specific cultural resources reports must be prepared by a qualified archaeologist and submitted for the City's review and approval.

Response to Comment 18-4

See Response to Comment 18-2.

Response to Comment 18-5

The comment, which does not address the adequacy of the Draft EIR, will be forwarded to the decision-makers for their consideration.

Response to Comment 18-6

The comment is a concluding comment and does not address the adequacy of the Draft EIR.

01/19/2012 THU 12:46 FAX 5306339102 City of Wheatland → Raney Planing Mgt 001/002

Letter 19

STATE OF CALIFORNIA – CALIFORNIA NATURAL RESOURCES AGENCY EDMUND G. BROWN JR., GOVERNOR

CENTRAL VALLEY FLOOD PROTECTION BOARD
3310 El Camino Ave., Rm. 151
SACRAMENTO, CA 95821
(916) 574-0609 FAX: (916) 574-0682
PERMITS: (916) 574-2380 FAX: (916) 574-0682

January 17, 2012

Mr. Tim Raney
City of Wheatland
111 C Street
Wheatland, California 95692

Subject: The Johnson Rancho and Hop Farm Annexation Project SCH Number: 2008082127
Notice of Completion of a Draft EIR

Dear Mr. Raney:

Staff for the Central Valley Flood Protection Board has reviewed the subject document and provides the following comments:

19-1 The proposed project is located within the jurisdiction of the Central Valley Flood Protection Board. The Board is required to enforce standards for the construction, maintenance, and protection of adopted flood control plans that will protect public lands from floods. The jurisdiction of the Board includes the Central Valley, including all tributaries and distributaries of the Sacramento River and the San Joaquin River, and designated floodways (Title 23 California Code of Regulations (CCR), Section 2).

A Board permit is required prior to starting the work within the Board's jurisdiction for the following:

- The placement, construction, reconstruction, removal, or abandonment of any landscaping, culvert, bridge, conduit, fence, projection, fill, embankment, building, structure, obstruction, encroachment, excavation, the planting, or removal of vegetation, and any repair or maintenance that involves cutting into the levee (CCR Section 6);
- 19-2 Existing structures that predate permitting or where it is necessary to establish the conditions normally imposed by permitting. The circumstances include those where responsibility for the encroachment has not been clearly established or ownership and use have been revised (CCR Section 6);
- Vegetation plantings that will require the submission of detailed design drawings; identification of vegetation type; plant and tree names (i.e. common name and scientific name); total number of each type of plant and tree; planting spacing and irrigation method that will be utilized within the project area; a complete vegetative management plan for maintenance to prevent the interference with flood control, levee maintenance, inspection and flood fight procedures (Title 23, California Code of Regulations CCR Section 131).

RECEIVED
JAN 19 2012
CITY OF
WHEATLAND

01/19/2012 THU 12:47 FAX 5306339102 City of Wheatland →→→ Raney Planing Mgt 002/002

January 17, 2012
Mr. Tim Raney
Page 2 of 2

19-3 In accordance with CEQA Guidelines Section 15130 "Discussion of Cumulative Impacts. (a) An EIR shall discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable, as defined in section 15065(a)(3). Where a lead agency is examining a project with an incremental effect that is not "cumulatively considerable," the lead agency need not consider that effect significant, but shall briefly describe its basis for concluding that the incremental effect is not cumulatively considerable."

19-4 Vegetation requirements in accordance with Title 23, Section 131(c) states, "Vegetation must not interfere with the integrity of the adopted plan of flood control, or interfere with maintenance, inspection, and flood fight procedures."

The accumulation and establishment of woody vegetation that is not managed has a negative impact on channel capacity and increases the potential for levee over-topping and flooding. When a channel develops vegetation that then becomes habitat for wildlife, maintenance to initial baseline conditions becomes more difficult, as the removal of vegetative growth is subject to federal and state agency requirements for on-site mitigation within the floodway.

19-5 Hydraulic impacts – Hydraulic impacts due to encroachments could impede flows, reroute flood flows, and/or increase sediment accumulation. The Draft EIR should include mitigation measures for channel and levee improvements and maintenance to prevent and/or reduce hydraulic impacts. Off-site mitigation outside of the State Plan of Flood Control should be used when mitigating for vegetation removed within the project location.

19-6 The permit application and Title 23 CCR can be found on the Central Valley Flood Protection Board's website at http://www.cvfpb.ca.gov/. Contact your local, federal and state agencies, as other permits may apply.

Should you have any further questions, please contact me by phone at (916) 574-0651, or via email at lherota@water.ca.gov .

Sincerely,

James Herota
Staff Environmental Scientist
Floodway Projects Improvement Branch

cc: Governor's Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, California 95814

LETTER 19: JAMES HEROTA, CENTRAL VALLEY FLOOD PROTECTION BOARD

Response to Comment 19-1

The comment is introductory and does not address the adequacy of the Draft EIR.

Response to Comment 19-2

The proposed project does not involve development or activities that would cut into the levee or interfere with levee operations. As such, any existing structures associated with levee operations would not be affected by implementation of the proposed project. Mitigation Measure 4.10-5(b) of Chapter 4.10, Hydrology and Water Quality, of the Draft EIR ensures that project development and subsequent project-related approvals would comply with, and be subject to, the Central Valley Flood Protection Plan to be adopted by the State, pursuant to Government Code section 65302.9, the related implementing amendments to the Wheatland General Plan and zoning code, and the limitations of Government Code sections 65865.5, 65962 and 66474.5.

Response to Comment 19-3

The comment reiterates the CEQA Guidelines Section 15130 and does not address the adequacy of the Draft EIR. Cumulative impacts of the proposed project are addressed in each technical chapter as well as in Chapter 6, Statutorily Required Sections, of the Draft EIR.

Response to Comment 19-4

Mitigation Measure 4.10-2 of Chapter 4.10, Hydrology and Water Quality, of the Draft EIR requires the project applicant(s) to submit a long-term maintenance and funding strategy for project drainage improvements, which would include, but not be limited to, monitoring, vegetation management, preventative maintenance, vegetative stabilization, structural inspections, and removal of grass trimmings, weeds, tree pruning, and leaves. In addition, as stated above, Mitigation Measure 4.10-5(b) requires that project development and subsequent project-related approvals comply with, and be subject to, the Central Valley Flood Protection Plan. Thus, with implementation of Mitigation Measures 4.10-2 and 4.10-5(b), the proposed project would comply with Title 23, Section 131(c).

Response to Comment 19-5

The proposed project's hydrologic and hydraulic impacts are addressed in Chapter 4.10, Hydrology and Water Quality, of the Draft EIR. Mitigation Measures 4.10-1(a) through (d) ensure that stormwater-related hydraulic impacts would be less-than-significant by requiring the submittal of a Master Drainage Plan, site-specific drainage plans, and a long-term maintenance and funding strategy for necessary drainage infrastructure improvements. In addition, the long-term maintenance and funding strategy for project drainage improvements required in Mitigation Measure 4.10-2, as mentioned in Response to Comment 19-4, also includes, but would not be limited to, the following: drainage of alluvial sediment deposition at inlet structures; periodic sediment removal; monitoring of the facility to ensure the site is completely and properly

drained; outlet riser cleaning; and vegetative stabilization of eroding banks and basal areas. Furthermore, Mitigation Measures 4.10-5(a) and (b) ensure that impacts related to regional flooding are less-than-significant.

Response to Comment 19-6

The comment is a concluding comment and does not address the adequacy of the Draft EIR.

4 MITIGATION MONITORING AND REPORTING PROGRAM

4.0 Introduction

Section 15097 of the California Environmental Quality Act (CEQA) requires all State and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a "mitigated negative declaration" or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring and Reporting Program (MMRP) for the Johnson Rancho and Hop Farm Annexation project. The project as approved includes mitigation measures. The intent of the MMRP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Environmental Impact Report (EIR) for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMRP shall be funded by the applicant.

4.1 Compliance Checklist

The MMRP contained herein is intended to satisfy the requirements of CEQA as they relate to the EIR for the Johnson Rancho and Hop Farm Annexation project prepared by the City of Wheatland. This MMRP is intended to be used by City staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the EIR prepared for the proposed project.

The Johnson Rancho and Hop Farm Annexation EIR presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the project. Mitigation is defined by CEQA as a measure that:

- Avoids the impact altogether by not taking a certain action or parts of an action;
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions. The MMRP will provide for monitoring of

construction activities as necessary and in-the-field identification and resolution of environmental concerns.

Monitoring and documenting the implementation of mitigation measures will be coordinated by the City of Wheatland. The table attached to this report identifies the mitigation measure, the monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP. The City of Wheatland will be responsible for ensuring compliance.

During construction of the project, the City will assign an inspector who will be responsible for field monitoring of mitigation measure compliance. The inspector will report to the City Planning Division and will be thoroughly familiar with permit conditions and the MMRP. In addition, the inspector will be familiar with construction contract requirements, construction schedules, standard construction practices, and mitigation techniques. In order to track the status of mitigation measure implementation, field-monitoring activities will be documented on compliance monitoring report worksheets. The time commitment of the inspector will vary depending on the intensity and location of construction. Aided by the attached table, the inspector will be responsible for the following activities:

- On-site, day-to-day monitoring of construction activities;
- Reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures;
- Ensuring contractor knowledge of and compliance with the MMRP;
- Verifying the accuracy and adequacy of contract wording;
- Having the authority to require correction of activities that violate mitigation measures, securing compliance with the MMRP;
- Acting in the role of contact for property owners or any other affected persons who wish to register observations of violations of project permit conditions or mitigation. Upon receiving any complaints, the inspector shall immediately contact the construction representative. The inspector shall be responsible for verifying any such observations and for developing any necessary corrective actions in consultation with the construction representative and the City of Wheatland;
- Obtaining assistance as necessary from technical experts in order to develop site-specific procedures for implementing the mitigation measures; and
- Maintaining a log of all significant interactions, violations of permit conditions or mitigation measures, and necessary corrective measures.

4.2 Mitigation Monitoring and Reporting Program

The following table indicates the mitigation measure number, the impact the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance.

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
4.2 Land Use and Agricultural Resources						
4.2-1	Compatibility with surrounding land uses.	*4.2-1(a)*	*The project applicant shall inform and notify prospective buyers in writing, prior to purchase, about existing and on-going agriculture activities in the immediate area in the form of a disclosure statement. The notifications shall disclose that the Wheatland area is an agriculture area subject to ground and/or aerial applications of pesticides, fertilizers, and other chemicals, and early morning or nighttime farm operations, which may create noise, dust, et cetera, and provide that such agricultural operations shall not be considered a nuisance. The language and format of such notification shall be reviewed and approved by the City Attorney and the Agricultural Commissioner prior to recording the* ***first*** *final map. Each disclosure statement shall be acknowledged with the signature of each prospective property owner and shall be recorded on the deed of each property in accordance with California Civil Code § 1103.4.*	City Attorney	Prior to recording the **first** final map	
4.2-7	Conversion of Prime Farmland to urban uses.	*4.2-7*	*Prior to recording* ***any*** *final map for portions of the project site located on Prime Farmland, the project applicant shall obtain and dedicate a conservation easement for the purposes of ensuring*	City Council	Prior to recording **any** final map for portions of the project site	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		continued agricultural viability of lands equal in acreage to the amount of land removed from agricultural operation within the project site. The lands covered within this easement or easements shall be within Yuba County, and shall have equal or greater ratings under the Soil Classification System of the California Department of Conservation or its equivalent in the event that a County-wide program is developed. This easement shall remain in effect in perpetuity and shall be dedicated to Yuba County or a non-profit agricultural conservation association approved by the County. The location and amount of agricultural acreage would also be subject to the review and approval of the City Council.		located on Prime Farmland	
4.2-8	Cumulative loss of agricultural land.	*4.2-8* *Implement Mitigation Measure 4.2-7.*	See Mitigation Measure 4.2-7	See Mitigation Measure 4.2-7	
4.3 Transportation and Circulation					
4.3-1	The addition of the approximately 224,062 new daily trips that would result with implementation of the Johnson Rancho and Hop Farm Annexation project would greatly	*Hop Farm* *4.3-1(a)* *The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Hop Farm area:* *"In conjunction with the submittal of*	City Engineer	In conjunction with the submittal of **each** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	exceed the capacity of the existing City of Wheatland roadway network.	*each Tentative Map, the applicant(s) shall pay the City's Traffic Impact Fees in force at the time of application, as determined by the City Engineer."* *Compliance with this condition shall be ensured by the City Engineer.* *Johnson Rancho* *4.3-1(b)* *In conjunction with the submittal of the* ***first*** *zoning or tentative map application for any development within the Johnson Rancho portion of the project, the project applicant(s) shall provide funding to the City for the preparation of an updated Traffic and Circulation Master Plan for the Johnson Rancho and Hop Farm Annexation area. The updated Traffic and Circulation Master Plan shall evaluate and identify the potential traffic impacts and the future street and circulation system improvements necessary to mitigate said traffic impacts. These street and circulation system improvements could include, but would not be limited to, the following improvements:* • *Widen SR 65 to four lanes in the area between the Northern Ring Road and the Wheatland*	City Engineer	In conjunction with the submittal of the **first** zoning or tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		Expressway; • *Construct the Ring Road crossing over the UPRR;* • *Construct the Wheatland Expressway as a four-lane freeway facility;* • *Widen Spenceville Road from planned four lanes to six lanes from Ring Road to Wheatland Expressway;* • *Widen Spenceville Road to six lanes from Wheatland Expressway to B Street;* • *Widen Spenceville Road to four lanes from B Street to F Street;* • *Improve Spenceville Road to a two-lane standard arterial street from F Street to Camp Far West Road;* • *Prior to approval of any Tentative Map(s) that would include the following roadways, the Tentative Map(s) shall include the following street sections:* o *A Street – indicate five lanes from Ring Road to C Street;* o *A Street – indicate three lanes from Spenceville Road to C Street;* o *C Street – indicate four lanes*			

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		from A Street to C Street (eastern portion); o *C Street – indicate three lanes from C Street (eastern portion) to F Street;* • *Widen the planned Ring Road from a four-lane arterial to a five-lane divided arterial from Spenceville Road to McDevitt Road;* • *Construct necessary improvements to the Spenceville Road / Ring Road intersection;* • *Construct a partial cloverleaf interchange on Spenceville Road at the Wheatland Expressway;* • *Construct an interim at-grade A Street / Wheatland Expressway intersection;* • *Construct a grade separation over the Wheatland Expressway at A Street; and* • *Install traffic signals at the following five intersections: Spenceville Road / A Street; Spenceville Road / B Street; Spenceville Road / D Street; Spenceville Road / F Street; and A Street / C Street. Traffic signals shall be constructed when*			

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		warranted, either as a condition of individual development proposals or by the City. *In addition, the project applicant(s) shall provide funding to the City for the preparation of an update to the City's Traffic Impact Fee Program, based on the findings of the updated Traffic and Circulation Master Plan.* *The updated Traffic and Circulation Master Plan and updated Traffic Impact Fee Program must be completed and adopted by the City Council prior to recording the final subdivision map for the project. The revised Traffic Impact Fee shall be collected from* ***each*** *project applicant within the Johnson Rancho portion of the project at the time of issuance of each building permit, unless otherwise provided by a Development Agreement entered into between the City and the project applicant(s).*			
		4.3-1(c) ***Any*** *project applicant within the Johnson Rancho annexation area shall be responsible for their project's fair share of all feasible physical improvements necessary and available to reduce the severity of the project's significant traffic-*	City Engineer	In conjunction with the submittal of **any** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		related impacts within the City of Wheatland and its Sphere of Influence, as determined in the updated Traffic and Circulation Master Plan, and consistent with the polices and exceptions set forth in the Wheatland General Plan. In cases where the project's fair share contribution is identified, the share will be based on the project's relative contribution to traffic growth. *The project's contribution toward such improvements may take any or some combination of the following forms:* *1. Construction of roads and related facilities within and adjacent to the boundaries of the project, which may be subject to fee credits and or reimbursement, coordinated by the City, from other fee-paying development projects if available.* *2. Construction of roads, road improvements or other transportation facilities outside of the project boundaries but within the incorporated Wheatland limits, subject in some instances to fee credit against other improvements necessitated by the project or future reimbursement, coordinated*			

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		by the City, from other fee-paying development projects. *3. The payment of impact fees to the City of Wheatland in amounts that constitute the project's fair share contributions to the construction of transportation facilities to be built or improved within the City, consistent with the City's updated Traffic Impact Fee Program.*			
4.3-2	Development of the proposed project would increase the volume of traffic over the UPRR until the Ring Road and Wheatland Expressway are constructed.	*Hop Farm* *4.3-2(a) Implement Mitigation Measure 4.3-1(a).* *Johnson Rancho* *4.3-2(b) Implement Mitigation Measures 4.3-1(b) and 4.3-1(c).*	See Mitigation Measure 4.3-1(a) See Mitigation Measures 4.3-1(b) and 4.3-1(c)	See Mitigation Measure 4.3-1(a) See Mitigation Measures 4.3-1(b) and 4.3-1(c)	
4.3-3	Development of the proposed project would add traffic to the portion of SR 65 from Wheatland's northern Ring Road intersection to the Wheatland Expressway.	*Hop Farm* *4.3-3(a) Implement Mitigation Measure 4.3-1(a).* *Johnson Rancho* *4.3-3(b) Implement Mitigation Measures 4.3-1(b) and 4.3-1(c).*	See Mitigation Measure 4.3-1(a) See Mitigation Measures 4.3-1(b) and 4.3-1(c)	See Mitigation Measure 4.3-1(a) See Mitigation Measures 4.3-1(b) and 4.3-1(c)	
4.3-4	Development of the proposed project would add traffic to the	*Hop Farm* *4.3-4(a) Implement Mitigation Measure 4.3-1(a).*	See Mitigation	See Mitigation	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	Wheatland Expressway.	*Johnson Rancho* *4.3-4(b) Implement Mitigation Measures 4.3-1(b) and 4.3-1(c).*	Measure 4.3-1(a) See Mitigation Measures 4.3-1(b) and 4.3-1(c)	Measure 4.3-1(a) See Mitigation Measures 4.3-1(b) and 4.3-1(c)	
4.3-5	Development of the proposed project would increase the volume of traffic on Spenceville Road from the planned Ring Road intersection east over the Wheatland Expressway to Camp Far West Road.	*Hop Farm* *4.3-5(a) Implement Mitigation Measure 4.3-1(a).* *Johnson Rancho* *4.3-5(b) Implement Mitigation Measures 4.3-1(b) and 4.3-1(c).*	See Mitigation Measure 4.3-1(a) See Mitigation Measures 4.3-1(b) and 4.3-1(c)	See Mitigation Measure 4.3-1(a) See Mitigation Measures 4.3-1(b) and 4.3-1(c)	
4.3-6	Development of the proposed project would result in LOS E or worse conditions on A Street and C Street within the proposed project area.	*Hop Farm* *4.3-6(a) Implement Mitigation Measure 4.3-1(a).* *Johnson Rancho* *4.3-6(b) Implement Mitigation Measures 4.3-1(b) and 4.3-1(c).*	See Mitigation Measure 4.3-1(a) See Mitigation Measures 4.3-1(b) and 4.3-1(c)	See Mitigation Measure 4.3-1(a) See Mitigation Measures 4.3-1(b) and 4.3-1(c)	
4.3-7	Development of the proposed project would increase traffic at the Spenceville Road / NB Wheatland Expressway	*Hop Farm* *4.3-7(a) Implement Mitigation Measure 4.3-1(a).* *Johnson Rancho*	See Mitigation Measure 4.3-1(a)	See Mitigation Measure 4.3-1(a)	

MITIGATION MONITORING AND REPORTING PROGRAM
JOHNSON RANCHO AND HOP FARM ANNEXATION

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
	intersection, and the LOS at this intersection would drop to LOS E.	*4.3-7(b) Implement Mitigation Measures 4.3-1(b) and 4.3-1(c).*	See Mitigation Measures 4.3-1(b) and 4.3-1(c)	See Mitigation Measures 4.3-1(b) and 4.3-1(c)	
4.3-8	Development of the proposed project would result in LOS F conditions at the proposed Wheatland Expressway / A Street intersection.	*Hop Farm* *4.3-8(a) Implement Mitigation Measure 4.3-1(a).* *Johnson Rancho* *4.3-8(b) Implement Mitigation Measures 4.3-1(b) and 4.3-1(c).*	See Mitigation Measure 4.3-1(a) See Mitigation Measures 4.3-1(b) and 4.3-1(c)	See Mitigation Measure 4.3-1(a) See Mitigation Measures 4.3-1(b) and 4.3-1(c)	
4.3-9	Development of the proposed project would result in various intersections in the area of the proposed project eventually carrying traffic volumes that would satisfy warrants for signalization.	*Hop Farm* *4.3-9(a) Implement Mitigation Measure 4.3-1(a).* *Johnson Rancho* *4.3-9(b) Implement Mitigation Measures 4.3-1(b) and 4.3-1(c).*	See Mitigation Measure 4.3-1(a) See Mitigation Measures 4.3-1(b) and 4.3-1(c)	See Mitigation Measure 4.3-1(a) See Mitigation Measures 4.3-1(b) and 4.3-1(c)	
4.3-10	Development of the proposed project would generate new pedestrian and bicycle traffic within the project area and on existing City of Wheatland streets.	*4.3-10 In conjunction with the submittal of the **first** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the project applicant(s) shall prepare a Bicycle and Pedestrian Plan for the annexation area, and identified facilities*	City Engineer	In conjunction with the submittal of the **first** zoning or tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**		**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			shall be constructed by development in the plan area. The plan shall include Class I bicycle paths along Spenceville Road. Prior to approval of the first Tentative Map within the Johnson Rancho and Hop Farm Annexation area, the project applicant(s) shall fund the preparation and implementation of the Bicycle and Pedestrian Master Plan. All subsequent development applications in the project area shall implement and demonstrate consistency with this plan.			
4.3-11	Development of the proposed project could result in the demand for expanded transit services.	*4.3-11*	*In conjunction with the submittal of the **first** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the project applicant(s) shall consult Yuba-Sutter Transit regarding transit stop planning for both the Johnson Rancho and Hop Farm properties. The Stage One Development Plans for the Hop Farm and Johnson Rancho properties shall discuss and illustrate the location of planned transit stops for each development, for review and approval by the City Engineer and Yuba-Sutter Transit.*	City Engineer Yuba-Sutter Transit	In conjunction with the submittal of the **first** zoning or tentative map application	
4.3-12	Development of the proposed project would add traffic to roadways in the extended region (i.e., Yuba County and	*4.3-12*	*At the time of submittal of the **first** tentative map application within the Johnson Rancho and Hop Farm Annexation area, if the City of Wheatland is a participant in any new Yuba County*	City Engineer	At the time of submittal of the **first** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**		**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	Placer County), potentially increasing the LOS on these roadways to a level that exceeds existing thresholds.		*and/or Placer County regional traffic fee program(s) and the new fee program(s) include the improvements identified in the Traffic and Circulation Master Plan as necessary to mitigate the significant impacts to roadways in the region(s) generated by the project, the project applicant(s) shall pay the applicable fees toward the improvements prior to final map approval.*			
4.4 Air Quality and Climate Change						
4.4-1	Construction-related impacts resulting in temporary increases in criteria air pollutants that would violate any air quality standard or contribute substantially to an existing or projected air quality violation.	*4.4-1(a)*	*In conjunction with the submittal of **each** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, an air quality analysis shall be performed. The analysis shall include, but not be limited to, a determination of air quality impacts, quantification of construction and operational emissions, an assessment of impacts related to CO emissions and TACs, an assessment of impacts related to GHG emissions, and identification of mitigation measures needed to reduce any significant impacts. The mitigation measures shall include, but not necessarily be limited to, the FRAQMD's standard mitigation measures for all projects within the FRAQMD. The applicant shall be required to implement all mitigation*	Planning Commission and/or City Council	In conjunction with the submittal of **each** zoning or tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		measures recommended in the air quality impact analysis, pursuant to the review and approval of the Planning Commission and/or City Council in conjunction with the review of the development project.		Prior to the approval of **each** tentative map application	
		4.4-1(b) *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"Prior to recording any Final Map within the Johnson Rancho and Hop Farm Annexation area, pursuant to the FRAQMD Indirect Source Review Guidelines, a Fugitive Dust Control Plan shall be submitted for the review and approval of the Community Development Department. The developer shall implement the approved plan."* *Compliance with this condition shall be ensured by the Community Development Department prior to the recording of any Final Map.*	Community Development Department		
		4.4-1(c) *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm*	City Engineer	Prior to the approval of **each** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		Annexation area: *"Prior to issuance of **any** grading permit, all construction contracts shall stipulate the following:* • *Construction equipment exhaust emissions shall not exceed FRAQMD Regulation III, Rule 3.0, Visible Emissions limitations (40 percent opacity or Ringelmann 2.0).* • *The contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained prior to and for the duration of on-site operation.* • *Idling time for construction vehicles shall be limited to five minutes.* • *Existing power sources (e.g., power poles) or clean fuel generators shall be utilized instead of temporary power generators.* • *A traffic plan shall be developed to minimize traffic flow interference from construction activities. Portable engines and portable engine-driven equipment*			

MITIGATION MONITORING AND REPORTING PROGRAM
JOHNSON RANCHO AND HOP FARM ANNEXATION

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		units used at the project work site, with the exception of on-road and off-road motor vehicles, may require California Air Resources Board (ARB) Portable Equipment Registration with the State or a local district permit. The owner/operator shall be responsible for arranging appropriate consultations with the ARB or the District to determine registration and permitting requirements prior to equipment operation at the site. • *All grading operations on a project shall be suspended when winds exceed 20 miles per hour or when winds carry dust beyond the property line despite implementation of all feasible dust control measures.* • *Construction sites shall be watered as directed by the Department of Public Works or Air Quality Management District and as necessary to prevent fugitive dust violations.* • *An operational water truck shall be available at all times. Water shall be applied to control dust, as needed, to prevent visible*			

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		emissions violations and off-site dust impacts. • *On-site dirt piles or other stockpiled particulate matter shall be covered, wind breaks installed, and water and/or soil stabilizers employed to reduce windblown dust emissions. The use of approved non-toxic soil stabilizers shall be incorporated, according to manufacturer's specifications, to all inactive construction areas.* • *All transfer processes involving a free fall of soil or other particulate matter shall be operated in such a manner as to minimize the free fall distance and fugitive dust emissions.* • *Approved chemical soil stabilizers shall be applied, according to the manufacturers' specifications, to all inactive construction areas (previously graded areas that remain inactive for 96 hours) including unpaved roads and employee/equipment parking areas.* • *To prevent track-out, wheel washers shall be installed where project vehicles and/or equipment exit onto paved streets from*			

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		unpaved roads. Vehicles and/or equipment shall be washed prior to each trip. (Alternatively, a gravel bed may be installed as appropriate at vehicle/equipment site exit points to effectively remove soil buildup on tires and tracks to prevent/diminish track-out.) • *Paved streets shall be swept frequently (water sweeper with reclaimed water recommended; wet broom) if soil material has been carried onto adjacent paved, public thoroughfares from the project site.* • *Temporary traffic control shall be provided, as needed, during all phases of construction to improve traffic flow, as deemed appropriate by the Department of Public Works and/or Caltrans and to reduce vehicle dust emissions. An effective measure is to enforce vehicle traffic speeds at or below 15 mph.* • *Traffic speeds on all unpaved surfaces shall not exceed 15 miles per hour and unnecessary vehicle traffic shall be reduced by restricting access to unpaved*			

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**		**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			surfaces. In addition, appropriate training, on-site enforcement, and signage shall be provided in order to enforce the speed limit. • *Ground cover on the construction site shall be reestablished as soon as possible and prior to final occupancy, through seeding and watering.* • *Open burning of vegetative waste (natural plant growth wastes) or other legal or illegal burn materials (trash, demolition debris, et. al.) shall not be conducted at the project site. Vegetative wastes shall be chipped or delivered to waste-to-energy facilities (permitted biomass facilities) or mulched or composted. Waste materials shall not be hauled off-site for disposal by open burning."* *Compliance with this condition shall be ensured by the City Engineer prior to the issuance of any grading permit.*			
4.4-2	Operational impacts resulting in long-term increases of criteria air pollutants that would violate any air quality	*4.4-2(a)*	*Implement Mitigation Measure 4.4-1(a). If operational impacts associated with emissions of ROG, NO_X, or PM_{10} are determined to be significant for a particular project, the air quality impact*	See Mitigation Measure 4.4-1(a)	See Mitigation Measure 4.4-1(a)	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	standard or contribute substantially to an existing or projected air quality violation.		*analysis shall require implementation of Mitigation Measure 4.4-2(b).*			
		4.4-2(b)	*In conjunction with the submittal of **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the applicant(s) shall submit an Operational Emissions Reduction Plan for review and approval of the FRAQMD. The Plan shall be the applicant's commitment to feasible mitigation measures from the FRAQMD's current list of Best Available Mitigation Measures (BAMM), recommended measures from FRAQMD staff, or voluntary off-site mitigation projects sufficient to provide a minimum 35 percent reduction in emissions. The applicant shall be required to implement all mitigation measures recommended in the Operational Emissions Reduction Plan, pursuant to the review and approval of the Planning Commission and/or City Council in conjunction with the review of the tentative map.*	Planning Commission and/or City Council	In conjunction with the submittal of **each** tentative map	
4.4-4	Impacts to nearby sensitive receptors from odors associated with the project.	*4.4-4(a)*	*In conjunction with the submittal of **each** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the project applicant(s), in consultation with the Community Development*	Planning Commission and/or City Council	In conjunction with the submittal of **each** zoning or tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**		**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			Department, shall take into consideration any odor-producing potential facilities that would occupy the proposed project site. To the extent feasible, proposed land uses that have the potential to emit objectionable odorous emissions shall be located as far away as possible from existing and proposed sensitive receptors. The location of potential facilities shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the review of the development application.			
		4.4-4(b)	*The City shall include the following as a condition of approval on* ***each*** *tentative map application for any non-residential development within the Johnson Rancho and Hop Farm Annexation area:* *"If an odor-emitting facility is to occupy space in the proposed project site, odor control devices shall be installed for the review and approval of the Community Development Department prior to the issuance of occupancy permits to reduce the exposure of receptors to objectionable odorous emissions."* *Compliance with this condition shall be ensured by the Community Development*	Community Development Department	Prior to the approval of **each** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			Department prior to the issuance of a certificate of occupancy for any odor-emitting facility.			
4.4-5	Cumulative impacts to regional air quality.	*4.4-5*	*Implement Mitigation Measure 4.4-2(a).*	See Mitigation Measure 4.4-2(a)	See Mitigation Measure 4.4-2(a)	
4.4-6	Project impacts concerning the production of greenhouse gases.	*4.4-6(a)*	*In conjunction with the submittal of the **first** zoning or tentative map application for development within the Johnson Rancho and Hop Farm Annexation area, a Climate Action Plan that includes the proposed project area, in addition to the Wheatland Planning Area, shall be prepared by the developer in cooperation with the FRAQMD and the City Community Development Department. The Climate Action Plan shall include feasible mitigation measures that, in combination with existing and future regulatory measures developed under AB 32, would reduce emissions associated with operation of the proposed project and supporting infrastructure by 15 percent from business-as-usual emissions levels projected for the year 2020 or the applicable percent reduction as adopted by FRAQMD and/or CARB at the time of application submittal. Furthermore, if a Climate Action Plan has previously been adopted by the City of Wheatland and is in place at the time of submittal of the first zoning or tentative map application, the*	FRAQMD Community Development Department	In conjunction with the submittal of the **first** zoning or tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			proposed project shall adhere to the emission reduction requirements within the Climate Action Plan.			
		4.4-6(b)	*After the Climate Action Plan has been adopted by the City of Wheatland, all future project applicants within the Johnson Rancho and Hop Farm Annexation area shall demonstrate compliance with the Climate Action Plan at the time of submittal of* ***each*** *development application. Compliance shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the review of the development application.*	Planning Commission and/or City Council	After the Climate Action Plan has been adopted by the City of Wheatland and at the time of submittal of **each** development application	
		4.4-6(c)	*At the time of submittal of* ***each*** *zoning or tentative map application within the Johnson Rancho and Hop Farm Annexation area, a GHG reduction strategy shall be prepared that shall describe how the following measures (or alternate measures as approved by the Planning Commission) will be implemented to achieve the reduction in GHG emissions that is required in Mitigation Measure 4.4-6(a):* *Residential Development*	Planning Commission and/or City Council	At the time of submittal of **each** zoning or tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM
JOHNSON RANCHO AND HOP FARM ANNEXATION

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		• *All homes within the proposed subdivision will utilize AC units that are two points above the Seasonal Energy Efficient Ratio (SEER) energy efficiency rating in effect at the time of the approval of the Tentative Map. Any plans submitted to the Community Development Department must clearly show that this condition is being met.* • *All homes within the subdivision will include "whole house fans." Any plans submitted to the Community Development Department must clearly show that this condition is being met.* • *All homes within the subdivision will include, at the builder's discretion, one of the following: a) a "tankless" water heater, or b) upgraded insulation in all walls and ceilings to exceed the Title 24 requirements in place at the time of building permit issuance. Any plans submitted to the Community Development Department must clearly show that this condition is being met.* *Commercial and Office Development*			

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		• *Provide plentiful short-term and long-term bicycle parking facilities to meet peak season maximum demand;* • *Provide "end-of-trip" facilities including showers, lockers, and changing space;* • *Provide a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project site;* • *Provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances;* • *Provide safe and convenient bicycle/pedestrian access to transit stop(s) and provide essential transit stop improvements (i.e., shelters, route information, benches, and lighting); and* • *Provide employee carpool parking stalls.* *The GHG reduction strategy shall be reviewed and approved by the Planning*			

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		Commission and/or City Council in conjunction with the review of the development applications.			
4.5 Noise					
4.5-1	Impacts related to construction noise.	*4.5-1* *In conjunction with submittal of **each** tentative map application within the Johnson Rancho and Hop Farm Annexation area, a site-specific noise mitigation plan shall be prepared. The noise mitigation plan shall be required to show that the project would be consistent with the Wheatland General Plan and shall include, but not be limited to, the following mitigation measures:* • *Construction activities shall occur between the hours of 7 a.m. to 6 p.m. weekdays and 8 a.m. to 5 p.m. on the weekends;* • *All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturers installed mufflers;* • *Fixed construction equipment shall be located as far as possible from sensitive receptors;* • *Consideration of temporary sounds curtain and noise barriers for long-term stationary*	Planning Commission and/or City Council	In conjunction with submittal of **each** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		equipment; • *Equipment warm up areas, water tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible; and* • *A disturbance coordinator shall be designated to receive all public complaints regarding construction noise disturbances and responsible for determined the cause of the complaint and implement any feasible measures to alleviate the problem. The coordinator contact information shall be conspicuously posted around the project site and adjacent public spaces.* *The noise mitigation plan shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the review of each tentative map. The developer shall implement and comply with the approved noise mitigation plan.*			
4.5-4	Impacts related to exposure of existing or proposed receptors to project-generated noise levels exceeding	*4.5-4* *Implement Mitigation Measure 4.5-1.* *The noise mitigation plan shall include, but not be limited to, the following additional mitigation measures:*	See Mitigation Measure 4.5-1 Planning Commission	See Mitigation Measure 4.5-1 In conjunction with review of	

MITIGATION MONITORING AND REPORTING PROGRAM
JOHNSON RANCHO AND HOP FARM ANNEXATION

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
	applicable noise standards.	• *Loading docks and truck delivery areas shall maintain a minimum distance of 30 feet from residential property lines;* • *Property line noise barriers shall be six to eight feet in height. Circulation routes for trucks should be located a minimum of 30 feet from residential property lines;* • *All heating, cooling and ventilation equipment shall be located within mechanical rooms where possible;* • *All heating, cooling and ventilation equipment shall be shielded from view with solid barriers;* • *Emergency generators shall comply with the local noise criteria at the nearest noise-sensitive receivers;* • *In cases where loading docks or truck delivery circulation routes are located less than 100 feet from residential property lines, an acoustical evaluation shall be submitted to verify compliance with the City of Wheatland General Plan Noise Element*	and/or City Council	each tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			standards; and • *Six-foot-tall sound walls shall be constructed where neighborhood parks or school playgrounds abut rear yards of residential uses.* *The noise mitigation plan shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the review of each tentative map. The developer shall implement and comply with the approved plan.*			
4.5-5	Impacts related to exposure of new noise-sensitive uses to transportation noise levels that exceed the City of Wheatland exterior and interior noise level standards.	*4.5-5(a)* *4.5-5(b)*	*Implement Mitigation Measure 4.5-1.* *In conjunction with the submittal of **each** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, a site-specific noise analysis shall be performed. The site-specific noise analysis shall address interior and exterior traffic noise levels and recommend mitigation measures to reduce the noise to acceptable levels. The applicant shall be required to implement all mitigation measures recommend in the noise analysis, pursuant to review and approval by the Planning Commission and/or City Council in*	See Mitigation Measure 4.5-1 Planning Commission and/or City Council	See Mitigation Measure 4.5-1 In conjunction with the submittal of **each** zoning or tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM
JOHNSON RANCHO AND HOP FARM ANNEXATION

Impact Number	Impact	Mitigation Measure		Monitoring Agency	Implementation Schedule	Sign-off
			conjunction with the review of the development project.			
4.5-7	Impacts related to exposure of sensitive receptors to aviation noise from the Beale Air Force Base that would cause sleep disturbance.	*4.5-7(a)*	*The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"The applicant shall inform and notify prospective buyers, prior to purchase, about existing and on-going noise generating aviation activities in the immediate area. The notice shall be in the form of a note recorded with the Deed for each property. The notifications shall disclose that the project area is south of the Beale Air Force Base and is subject to aircraft overflights, which may cause sleep disturbance. The language and format of such notification shall be reviewed and approved by the City Attorney prior to recording final map."* *Compliance with this condition shall be ensured by the Community Development Department prior to the recording of any Final Map.*	Community Development Department	Prior to the recording of any Final Map	
		4.5-7(b)	*Prior to approval of any tentative map applications for properties within Review Area 1 of the 2011 Beale AFB CLUP, the*	Airport Land Use Commission	Prior to approval of any tentative map applications	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			project applicant shall submit the application to the Airport Land Use Commission for consistency review.		for properties within Review Area 1 of the 2011 Beale AFB CLUP	
4.6 Biological Resources						
4.6-1	Impacts to special-status plants.	*4.6-1(a)*	*In conjunction with the submittal of the **first** zoning or tentative map application for development within the Johnson Rancho and Hop Farm Annexation area, a Resource Corridor Conservation Plan shall be prepared for the Johnson Rancho and Hop Farm Annexation area. The Resource Corridor Conservation Plan shall demonstrate the preservation of open space corridors within the portions of the Johnson Rancho and Hop Farm Annexation area that are considered to have high-value habitat for special-status plant and wildlife species (i.e., Grasshopper Slough, Dry Creek, other waters of the U.S. or jurisdictional wetlands). In addition, the Resource Corridor Conservation Plan shall outline a long-term maintenance/funding strategy for biological resources within the Johnson Rancho and Hop Farm Annexation area. The Resource Corridor Conservation Plan shall be prepared by a qualified biologist and shall be submitted*	Planning Commission and/or City Council	In conjunction with the submittal of the **first** zoning or tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			for the review and approval of the Planning Commission and/or City Council in conjunction with their review of the development application. The zoning or tentative map approval shall be conditioned to require implementation of the Resource Corridor Conservation Plan.			
		4.6-1(b)	*In conjunction with the submittal of **each** future zoning or tentative map application (after submittal of the first zoning or tentative map), should the pending Yuba-Sutter Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) be adopted by the City of Wheatland, the project applicant(s) shall participate and incorporate all applicable mitigation measures set forth in the NCCP/HCP. If the Yuba-Sutter NCCP/HCP has not yet been adopted, Mitigation Measures 4.6-1(c) and 4.6-1(d) shall be implemented.*	Community Development Department	In conjunction with the submittal of **each** future zoning or tentative map application (after submittal of the first zoning or tentative map)	
		4.6-1(c)	*In conjunction with the submittal of **each** future zoning or tentative map applications (after submittal of the first zoning or tentative map) for development within the Johnson Rancho and Hop Farm Annexation area, the project applicant(s) shall demonstrate compliance with the Resource Corridor Conservation Plan for*	Planning Commission and/or City Council	In conjunction with the submittal of **each** future zoning or tentative map application (after submittal of the first zoning or	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		the Johnson Rancho and Hop Farm Annexation area, subject to review and approval by the City Community Development Department.		tentative map)	
		4.6-1(d) *In conjunction with the submittal of **each** future zoning or tentative map applications (after submittal of the first zoning or tentative map) for development within the Johnson Rancho and Hop Farm Annexation area, the project applicant(s) shall have a site-specific biological resources evaluation prepared by a qualified biologist, and shall comply with all mitigation measures included in the biological resources evaluation, including, but not limited to, preconstruction surveys for any special-status plant or wildlife species that the biological resources evaluation determined to have the potential to exist on-site. The biological resources evaluation shall be subject to review and approval by the Planning Commission and/or City Council in conjunction with their review of the development application.*	Planning Commission and/or City Council	In conjunction with the submittal of **each** future zoning or tentative map application (after submittal of the first zoning or tentative map)	
4.6-2	Impacts to pallid bat, townsend's big-eared bat, Yuma myotis bat, fringed myotis bat, greater western mastiff-	*4.6-2* *Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	bat, long-eared myotis bat, and Pacific western big-eared bat.				
4.6-3	Impacts to Swainson's hawk.	*4.6-3 Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	
4.6-4	Impacts to western burrowing owl.	*4.6-4 Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	
4.6-5	Impacts to other raptors.	*4.6-5 Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	
4.6-6	Impacts to passerines/migratory songbirds.	*4.6-6 Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	
4.6-7	Impacts to western spadefoot toad.	*4.6-7 Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	
4.6-8	Impacts to giant garter snake.	*Johnson Rancho Property* *4.6-8 Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	
4.6-9	Impacts to northwestern	*Johnson Rancho Property*			

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	pond turtle.	*4.6-9*	*Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	
4.6-11	Impacts to valley elderberry longhorn beetles.	*4.6-11*	*Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	
4.6-12	Impacts to special-status brachiopods.	*4.6-12*	*Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	
4.6-13	Impacts to wetlands and other waters of the U.S.	*4.6-13(a)*	*The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"The project applicant(s) shall consult with the USACE with respect to potential impacts to any on-site wetlands. If the USACE determines that jurisdictional waters on or off the project site would not be impacted by the proposed project, no further mitigation is necessary. If the USACE determines that jurisdictional waters that may be impacted by the project are present on- or off-site, the appropriate CWA Section 404 permit*	City Engineer	Prior to the approval of **each** tentative map	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		shall be acquired by the applicant for the construction of the proposed project and the filling of the existing ditches, if applicable. CWA Section 401 water quality certification or waiver will also be required. An individual permit under Section 404 of the Clean Water Act is required for impacts to waters of the U.S., including wetlands greater than 0.5 acres. As part of the individual permit, National Environmental Protection Act (NEPA) compliance and a Section 404(b)(1) Alternatives Analysis must be completed. In addition, Regional Water Quality Control Board certification is required pursuant to Section 401 of the Clean Water Act to obtain an individual permit. A copy of the approved Section 404 permit shall be provided to the Planning Director prior to the issuance of grading permits." *Compliance with this condition shall be ensured by the City Engineer prior to the approval of each tentative map.*			
		4.6-13(b) *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:*	City Engineer	Prior to the approval of **each** tentative map	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		"The project applicant(s) shall prepare and submit to the California Department of Fish and Game (CDFG) a formal wetland delineation based on current regulations of the USACE. If the CDFG determines that jurisdictional waters on or off the project site would not be impacted by the proposed project, no further mitigation is necessary. If the CDFG determines that jurisdictional waters are present on- or off-site, which may be impacted by the project, a Streambed Alteration Agreement shall be obtained from CDFG, pursuant to Section 1600 of the California Fish and Game Code, for any activities affecting the bed, bank, or associated riparian vegetation. If required, the project applicant shall coordinate with CDFG in developing agreements or appropriate mitigation, and shall abide by the conditions of any executed agreements or permits for any work related to the development." *Compliance with this condition shall be ensured by the City Engineer prior to the approval of each tentative map.*			
		4.6-13(c) *The City shall include the following as a condition of approval on* ***each*** *tentative*	City Engineer	Prior to the approval of **each**	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		map application for any development within the Johnson Rancho and Hop Farm Annexation area: *"If the project would result in impacts to any jurisdictional wetlands identified within either the Hop Farm Property or the Johnson Rancho Property, the acreage of jurisdictional habitat removed shall be replaced on a "no-net-loss" basis in accordance with USACE and CDFG regulations. A conceptual on-site wetlands mitigation plan shall be submitted, including a wetlands replacement ratio, agreed upon with the USACE. The mitigation plan shall quantify the total jurisdictional acreage lost, describe creation/replacement ratio for acres filled, annual success criteria, potential mitigation-sites, and monitoring and maintenance requirements. The plan shall be prepared by a qualified biologist pursuant to, and through consultation with, USACE. The plan may include funding mechanisms for future maintenance of the wetland and riparian habitat, which may include an endowment or other funding from the project applicant."* *Compliance with this condition shall be*		tentative map	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			ensured by the City Engineer prior to the approval of each tentative map.			
		4.6-13(d)	*Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	
4.6-14	Impacts to woodland resources.	*4.6-14*	*In conjunction with the submittal of **each** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the project applicant(s) shall prepare and submit an arborist report, at the discretion of the Planning Director. The report shall evaluate the structure and vigor of each tree six inches or greater in dbh, as well as include recommendations for preservation of trees and removal of trees, which may be hazardous due to nature and extent of defects, compromised health, and/or structural instability and proximity to planned development activities. The applicant(s) shall comply with and implement the approved arborist report.*	Planning Director	In conjunction with the submittal of **each** zoning or tentative map application	
4.6-15	Cumulative loss of biological resources in the City of Wheatland and the effects of ongoing urbanization in the region.	*4.6-15*	*Implement Mitigation Measures 4.6-1(a) through 4.6-1(d).*	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	See Mitigation Measures 4.6-1(a) through 4.6-1(d)	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
4.7 Archaeological and Historical Resources						
4.7-1	Disturbance or destruction of previously unknown archaeological resources within the proposed project site.	*4.7-1(a)*	*At the time of submittal of the **first** tentative map application within the Johnson Rancho and Hop Farm Annexation area, a Cultural Resources Master Plan shall be prepared for the project site by a qualified archaeologist and submitted for the City's review and approval. The Cultural Resources Master Plan shall include, but not be limited to, all of the recommendations included in the Cultural Resources Sensitivity Report. The Cultural Resources Master Plan shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the tentative map application review. In addition, in conjunction with the submittal of **each** tentative map application within the Johnson Rancho and Hop Farm Annexation area, site-specific cultural resources reports shall be prepared by a qualified archaeologist and submitted for the City's review and approval. The required mitigation measures shall be implemented by the project applicant(s).*	Planning Commission and/or City Council	At the time of submittal of the **first** tentative map application	
		4.7-1(b)	*The City shall include the following as a condition of approval on **each** tentative map application for any development*	Community Development Department	Prior to the approval of **each** tentative map	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		within the Johnson Rancho and Hop Farm Annexation area: *"During ground disturbance activities, an archeological monitor shall be present to oversee operations both on- and off-site. If any earth-moving activities uncover any concentrations of stone, bone or shellfish, any artifacts of these materials, or any evidence of fire (ash, charcoal, fire altered rock, or earth), work shall be halted in the immediate area of the find and shall not be resumed until after a qualified archaeologist has inspected and evaluated the deposit and determined the appropriate means of curation. The appropriate mitigation measures may include as little as recording the resource with the California Archaeological Inventory database or as much as excavation, recordation, and preservation of the sites that have outstanding cultural or historic significance."*			
		4.7-1(c) *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:*	Community Development Department	Prior to the approval of **each** tentative map	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		"In the event that any archaeological deposits are discovered during construction or grading, further grading or trenching within 50 feet of the discovery shall be halted until a plan has been submitted to the Planning Director for the evaluation of the resource as required under current CEQA Guidelines. If evaluation concludes the archaeological deposit is eligible for inclusion on the California Register of Historic Resources, a plan for the mitigation of impacts to the resource shall also be submitted to the Community Development Department for approval."			
		4.7-1(d) *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"During construction, if bone is uncovered that may be human, the California Native American Heritage Commission, located in Sacramento, and the Yuba County Coroner shall be notified. Should human remains be found, all work shall be halted until final disposition by the Coroner. Should the remains be determined to be of Native*	Yuba County Coroner Native American Heritage Commission	Prior to the approval of **each** tentative map	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**		**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			American descent, the Native American Heritage Commission shall be consulted to determine the appropriate disposition of such remains."			
4.7-2	Impacts to prehistoric sites within the project area.	*4.7-2*	*In conjunction with the submittal of the* ***first*** *tentative map application within the Johnson Rancho and Hop Farm Annexation area, the prehistoric site that is indicated in the Cultural Resources Sensitivity Report shall be relocated and re-recorded. Efforts shall be made to avoid this resource and, if impacts cannot be avoided, the resource shall be evaluated for significance and integrity according to criteria set forth for the California Register of Historic Places. If the resource is eligible for the CRHP, mitigation including, but not limited to, the following shall be implemented: A qualified archaeologist shall conduct intensive surveys as project plans are refined and future environmental reviews are conducted. Special care shall be taken along Grasshopper Slough and the old Bear River channel. A program of augering shall be implemented in the bottomlands to estimate the thickness of mining debris layer, which will help refine expectations regarding the possibility of, and depth of, buried cultural deposits. Systematic sampling,*	Community Development Department	In conjunction with the submittal of the **first** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			by hand and or mechanical auger, shall be implemented according to a grid pattern across the bottomlands (roughly 4,800 meters long by 1,200 meters deep). The sampling data shall be supplemented by existing geotechnical borelogs taken as part of previous Bear River levee investigations.			
4.7-3	Impacts to Johnson's Crossing.	*4.7-3*	*Implement Mitigation Measures 4.7-1(a-d).*	See Mitigation Measures 4.7-1(a-d)	See Mitigation Measures 4.7-1(a-d)	
4.7-4	Impacts to Camp Far West.	*4.7-4(a)* *4.7-4(b)*	*Implement Mitigation Measures 4.7-1(a-d).* *In conjunction with the submittal of the* ***first*** *tentative map application within the Johnson Rancho and Hop Farm Annexation area, historical documentation of Camp Far West by a qualified historian shall be prepared for review and approval of the Community Development Department. The historical documentation shall include, but not be limited to, for evidence of Camp Far West on-site and use of geophysical methods to research the absence of Camp Far West remains on-site. If resources are found and impacts anticipated, a research design/work plan, and formal evaluations should be completed to assess significance and integrity. The*	See Mitigation Measures 4.7-1(a-d) Planning Commission and/or City Council	See Mitigation Measures 4.7-1(a-d) In conjunction with the submittal of the **first** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			historical documentation, evaluations, and any preservation-related recommendations shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the tentative map review. The recommendations shall be implemented by the project applicant(s).			
4.7-5	Impacts to the California Emigrant Trail.	*4.7-5(a)*	*Implement Mitigation Measures 4.7-1(a-d).*	See Mitigation Measures 4.7-1(a-d)	See Mitigation Measures 4.7-1(a-d)	
		4.7-5(b)	*In conjunction with the submittal of the **first** tentative map application within the area of the California Emigrant Trail, historical documentation of the California Emigrant Trail shall be prepared by a qualified historian, for review and approval of the Community Development Department, Bureau of Land Management, and National Park Service. The historical documentation shall include, but not be limited to, review and documentation of the California Emigrant Trail. The historical documentation and any preservation-related recommendations shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the tentative map review. The recommendations shall be*	Planning Commission and/or City Council	In conjunction with the submittal of the **first** tentative map application within the area of the California Emigrant Trail	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			implemented by the project applicant(s).			
4.7-6	Impacts to Webster's Ranch.	*4.7-6(a)*	*Implement Mitigation Measures 4.7-1(a-d).*	See Mitigation Measures 4.7-1(a-d)	See Mitigation Measures 4.7-1(a-d)	
		4.7-6(b)	*In conjunction with the submittal of the **first** tentative map application within the area including Webster's Ranch, an archaeological report shall be prepared by a qualified archaeologist, for review and approval of the Community Development Department. The report shall include, but not be limited to, a site record of Webster's Ranch, and archaeological subsurface testing. The archaeological report and recommended mitigation measures shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the tentative map review. The recommended mitigation measures shall be implemented by the project applicant(s).*	Community Development Department Planning Commission and/or City Council	In conjunction with the submittal of the **first** tentative map application within the area including Webster's Ranch	
4.7-7	Impacts to Hop Ranches.	*4.7-7(a)*	*Implement Mitigation Measures 4.7-1(a-d).*	See Mitigation Measures 4.7-1(a-d)	See Mitigation Measures 4.7-1(a-d)	
		4.7-7(b)	*In conjunction with the submittal of the **first** tentative map application within the Wheatland Hop Farm area, historical documentation and preservation of the*	Community Development Department Planning	In conjunction with the submittal of the **first** tentative	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**		**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			Wheatland hop growers by a qualified historian shall be prepared for review and approval of the Community Development Department. The historical documentation shall include, but not be limited to, architectural structure recordation, historic photographs and other memorabilia including hop-specific machinery to be collected for preservation and displayed in a local museum exhibit. In addition, hop kilns shall be evaluated and considered for restoration and preservation. The historical documentation, evaluations, and any preservation-related recommendations shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the tentative map review. The recommendations shall be implemented by the project applicant(s).	Commission and/or City Council	map application within the Wheatland Hop Farm area	
4.7-8	Impacts to levees and dams.	*4.7-8(a)*	*Implement Mitigation Measures 4.7-1(a-d).*	See Mitigation Measures 4.7-1(a-d)	See Mitigation Measures 4.7-1(a-d)	
		4.7-8(b)	*In conjunction with the submittal of the **first** tentative map application within the Johnson Rancho and Hop Farm Annexation area, proof of recordation of the levees and dams shall be prepared by a qualified archaeologist. The historical*	Planning Commission and/or City Council	In conjunction with the submittal of the **first** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			documentation and any preservation-related recommendations shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the tentative map review. The recommendations shall be implemented by the project applicant(s).			
4.8 Geology and Soils						
4.8-1	Damage to foundations, pavement, and other structures from expansive soils.	*4.8-1(a)*	*The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"In conjunction with submission of Improvement Plans for any development application within the Johnson Rancho and Hop Farm Annexation area, a final design-level geotechnical report shall be prepared and submitted to the City for review and approval. The geotechnical consultant shall consider the recommendations made in the Preliminary Geotechnical Engineering Reports prepared by Wallace-Kuhl & Associates, Inc. (April 2004) and ENGEO, Inc. (April 2005) including, but not limited to, the recommendations regarding expansive soils. The recommendations in the design-level geotechnical report shall be incorporated*	City Engineer	Prior to the approval of Improvement Plans	

MITIGATION MONITORING AND REPORTING PROGRAM
JOHNSON RANCHO AND HOP FARM ANNEXATION

Impact Number	Impact	Mitigation Measure		Monitoring Agency	Implementation Schedule	Sign-off
			into the design of the infrastructure improvements." *Compliance with this condition shall be ensured by the City Engineer prior to the approval of Improvement Plans.*			
		4.8-1(b)	*The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"Prior to issuance of building permits, the recommendations of the final geotechnical report shall be incorporated into the individual building designs for the review and approval of the City Building Official."* *Compliance with this condition shall be ensured by the City Building Official prior to the issuance of building permits.*	City Building Official	Prior to the approval of **each** tentative map application	
4.8-2	Impacts related to corrosive soils on-site.	*4.8-2*	*Implement Mitigation Measures 4.8-1(a) and (b).*	See Mitigation Measures 4.8-1(a) and (b)	See Mitigation Measures 4.8-1(a) and (b)	
4.8-3	Loss of structural support due to liquefaction.	*4.8-3*	*Implement Mitigation Measures 4.8-1(a) and (b).*	See Mitigation Measures 4.8-1(a) and (b)	See Mitigation Measures 4.8-1(a) and (b)	
4.8-5	Construction-related	*4.8-5*	*The City shall include the following as a*	City Engineer	Prior to the	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	increases in soil erosion.	*condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"In conjunction with submission of Improvement Plans for any development application within the Johnson Rancho and Hop Farm Annexation area, the project applicant shall prepare and submit an erosion control plan for the City Engineer's review and approval. The erosion control plan shall be in compliance with the State Water Resources Control Board requirements established pursuant to the State General Construction Permit. The erosion control plan shall utilize standard construction practices to limit the erosion effects during construction. Measures could include, but are not limited to, the following:* • *Hydro-seeding;* • *Placement of erosion control measures within drainageways and ahead of drop inlets;* • *The temporary lining (during construction activities) of drop inlets with "filter fabric" (a specific type of geotextile fabric);*		approval of **each** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**		**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			• *The placement of straw wattles along slope contours;* • *Directing subcontractors to a single designation "wash-out" location (as opposed to allowing them to wash-out in any location they desire);* • *The use of siltation fences; and* • *The use of sediment basins and dust palliatives.* *Compliance with this condition shall be ensured by the City Engineer prior to the approval of Improvement Plans.*			
4.9 Hazards and Hazardous Materials						
4.9-1	Impacts from water supply wells.	*4.9-1(a)*	*The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson's Crossing and AKT Wheatland Ranch area, as well any development on the Dave Browne Property, Browne Cattle Company Property, or the Wheatland Parcels:* *"Prior to the issuance of a grading permit within 50 feet of a well, the applicant shall hire a licensed well contractor to obtain a well abandonment permit from Yuba County Environmental Health Department, and properly abandon the*	City Engineer	Prior to the approval of **each** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM
JOHNSON RANCHO AND HOP FARM ANNEXATION

Impact Number	Impact	Mitigation Measure		Monitoring Agency	Implementation Schedule	Sign-off
			on-site wells, pursuant to review and approval of the City Engineer and the Yuba County Environmental Health Department." *Compliance with this condition shall be ensured by the City Engineer prior to the issuance of grading permits.*			
		4.9-1(b)	*In conjunction with submittal of* ***each*** *zoning or tentative map application for any development within the Dave Browne Property, Browne Cattle Company Property, and Wheatland Parcels, a Phase I Environmental Site Assessment shall be prepared to determine if any on-site structures contain hazards and to identify soil contamination, potential hazards related to nearby properties, and the location of wells, aboveground storage tanks, stored items and debris. The Phase I Environmental Site Assessment shall identify and include mitigation measures necessary to reduce significant hazardous and hazardous materials impacts. The Phase I Environmental Site Assessment's recommendations and mitigation measures shall be implemented by the project applicant, and shall be reviewed and approved, and Planning Commission*	Planning Commission and/or City Council	In conjunction with submittal of **each** zoning or tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		and/or City Council prior to approval of each zoning or tentative map application.			
4.9-2	Impacts from facility storage tanks.	*AKT Wheatland Ranch* *4.9-2(a) The City shall include the following as a condition of approval on **each** tentative map application for any development within the AKT Wheatland Ranch area:* *"If the area of the ranch operations hub is redeveloped, prior to issuance of a grading permit, the aboveground and underground storage tanks shall be removed and properly abandoned, pursuant to review and approval of the City Engineer and the Yuba County Environmental Health Department."* *Compliance with this condition shall be ensured by the City Engineer prior to the issuance of grading permits.* *Dave Browne, Browne Cattle Company, and Wheatland Parcels* *4.9-2(b) Implement Mitigation Measure 4.9-1(b).*	City Engineer See Mitigation Measure 4.9-1(b)	Prior to the approval of **each** tentative map application See Mitigation Measure 4.9-1(b)	
4.9-3	Impacts from debris and other on-site farm implements.	*Johnson's Crossing* *4.9-3(a) The City shall include the following as a condition of approval on **each** tentative*	City Engineer	Prior to the approval of **each**	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		map application for any development within the Johnson's Crossing area: *"If during removal of all on-site debris by the project contractor visual or olfactory evidence of potential soil contamination is observed, the project applicant shall contact Wallace Kuhl & Associates, Inc. (or other similarly qualified firm), the property owner, the City, and the Yuba County Environmental Health Department for further assessment. If these parties determine that the items are not hazardous, they shall be removed and discarded in accordance with local standards at the expense of the applicant. If these parties determine that subsurface hazardous substances are located on-site, these substances shall be removed and the soil remediated to the satisfaction of the City of Wheatland and the Yuba County Environmental Health Department, at the expense of the applicant."* *Compliance with this condition shall be ensured by the City Engineer during site clearing.* *Dave Browne, Browne Cattle Company, and Wheatland Parcels*		tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		4.9-3(b) *Implement Mitigation Measure 4.9-1(b).* *If the Phase I Environmental Site Assessment determines the presence of soil contamination under debris piles, the developer shall implement Mitigation Measure 4.9-3(a) to the satisfaction of the City of Wheatland and the Yuba County Environmental Health Department, at the expense of the applicant(s).*	See Mitigation Measure 4.9-1(b) City of Wheatland Yuba County Environmental Health Department	See Mitigation Measure 4.9-1(b)	
4.9-4	Impacts from Polychlorinated Biphenyls (PCBs).	*Dave Browne, Browne Cattle Company, and Wheatland Parcels* *4.9-4* *Implement Mitigation Measure 4.9-1(b).* *If the Phase I Environmental Site Assessment determines the presence of PCB transformers, the transformers shall be disposed of subject to the regulations of the Toxic Substances Control Act (TSCA) under the authority of the Yuba County Environmental Health Department.*	See Mitigation Measure 4.9-1(b) Yuba County Environmental Health Department	See Mitigation Measure 4.9-1(b)	
4.9-5	Impacts from the presence of a septic system.	*Johnson Crossing and AKT Wheatland Ranch* *4.9-5(a)* *The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson Crossing and AKT Wheatland Ranch area:*	City Engineer Yuba County Environmental Health	Prior to the approval of **each** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		"Prior to the issuance of grading permits within 50 feet of a septic tank, the applicant shall hire a qualified geotechnical engineer, and properly abandon the on-site septic systems, pursuant to review and approval of the City Engineer and the Yuba County Environmental Health Department." *Compliance with this condition shall be ensured by the City Engineer prior to the issuance of grading permits.* *Dave Browne, Browne Cattle Company, and Wheatland Parcels* *4.9-5(b) Implement Mitigation Measure 4.9-1(b).* *If septic systems are located on-site, the applicant shall implement Mitigation Measure 4.9-5(a) to the satisfaction of the City of Wheatland and the Yuba County Environmental Health Department, at the expense of the applicant(s).*	Department See Mitigation Measure 4.9-1(b) City of Wheatland Yuba County Environmental Health Department	See Mitigation Measure 4.9-1(b)	
4.9-6	Impacts from existing on-site structures and exposure to asbestos and lead-based paint.	*4.9-6(a) The City shall include the following as a condition of approval on **each** tentative application for any development within the Johnson Crossing and AKT Wheatland*	City Engineer	Prior to the approval of **each** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		Ranch area: *"Prior to issuance of a demolition permit by the City for any on-site structures, the project proponent shall provide a site assessment that determines whether any structures to be demolished contain lead-based paint. If structures do not contain lead-based paint, further mitigation is not required. If lead-based paint is found, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with federal, State, and local regulations. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead. The contractor shall take appropriate precautions to protect his/her workers, the surrounding community, and to dispose of construction waste containing lead paint in accordance with federal, State, and local regulations subject to approval of the City Engineer."* *And* *"Prior to issuance of a demolition permit by the City for any on-site structures, the project proponent shall provide a site assessment that determines whether any*			

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		structures to be demolished contain asbestos. If structures do not contain asbestos, further mitigation is not required. If any structures contain asbestos, the application for the demolition permit shall prepare and implement an asbestos abatement plan consistent with federal, State, and local standards, subject to approval by the City Engineer." *Compliance with these conditions shall be ensured by the City Engineer prior to the issuance of a demolition permit.*			
4.9-7	Impacts from the presence of pesticide and/or herbicide residues in property site soils.	*Wheatland Hop Farm* *4.9-7(a)* *In conjunction with the submittal of* ***each*** *zoning or tentative map application for any development within the Wheatland Hop Farm area, a soil assessment shall be prepared with surficial soil samples to determine the presence of pesticides. If pesticide concentrations are higher than the allowable threshold are detected, the assessment shall include the appropriate mitigation including, but not limited to, soil remediation to an acceptable TTLC level per applicable State and federal regulations. The soil assessment and recommended mitigation measures shall be reviewed and approved by the Planning*	Planning Commission and/or City Council	In conjunction with the submittal of **each** zoning or tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		Commission and/or City Council in conjunction with the development review. *Dave Browne, Browne Cattle Company, and Wheatland Parcels* *4.9-7(b) Implement Mitigation Measure 4.9-1(b).* *The Phase I Environmental Site Assessment shall include surficial soil samples to determine the presence of pesticides. If pesticide concentrations are higher than the allowable threshold are detected, the assessment shall include the appropriate mitigation including, but not limited to, soil remediation to an acceptable TTLC level per applicable State and federal regulations, as identified in the Phase I Environmental Site Assessment.*	See Mitigation Measure 4.9-1(b)	See Mitigation Measure 4.9-1(b)	
4.10 Hydrology and Water Quality					
4.10-1	Impact from project stormwater runoff.	*4.10-1(a) In conjunction with submittal of the **first** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the applicant shall submit a Master Drainage Plan for the Johnson Rancho and Hop Farm Annexation project area for review and approval of the City Engineer. The drainage study shall*	City Engineer Planning Commission and/or City Council	In conjunction with submittal of the **first** zoning or tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		incorporate recommendations set forth in the Johnson Rancho and Hop Farm Annexation Draft Master Drainage Study, dated July 2010. The Master Drainage Plan shall also incorporate a fee mechanism for the City to collect from future tentative map applications and reimburse for the preparation of the Master Drainage Plan. The Master Drainage Plan and fee mechanism shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the review of the zoning or tentative map application.			
		4.10-1(b) *In conjunction with submittal of the **first** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the applicant(s) shall submit a long-term maintenance and funding strategy for the necessary improvements for detention basin and POND R3 for the Johnson Rancho and Hop Farm Annexation project area. The maintenance and funding strategy shall include coverage of the City's ongoing costs for maintenance and capital replacement, as well as regulatory compliance. The maintenance and funding strategy shall be reviewed and approved by the Planning Commission and/or City*	Planning Commission and/or City Council	In conjunction with submittal of the **first** zoning or tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**		**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			Council in conjunction with the review of the zoning or tentative map application.			
		4.10-1(c)	*In conjunction with submittal of **each** subsequent zoning or tentative map application for development within the Johnson Rancho and Hop Farm Annexation area, the applicant shall be required to submit a site-specific drainage plan. The site-specific drainage plan shall be reviewed to ensure consistency with the Master Drainage Plan. The site-specific drainage plan shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the review of the zoning or tentative map application.*	Planning Commission and/or City Council	In conjunction with submittal of **each** subsequent zoning or tentative map application	
		4.10-1(d)	*The City shall include the following as a condition of approval on **each** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"Prior to the issuance of building permits, the applicant shall pay fair-share fees for the Master Drainage Plan as well as for the necessary improvements for detention basin and POND R3, for review and approval of the Community Development Department."*	Community Development Department	In conjunction with submittal of **each** subsequent zoning or tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		Compliance with this condition shall be ensured by the Community Development Department prior to the issuance of building permits.			
4.10-2	Detention basin maintenance.	*4.10-2* *In conjunction with the submittal of the **first** tentative map for any development within the Johnson Rancho and Hop Farm Annexation area, the applicant(s) shall submit a long-term maintenance and funding strategy for the drainage improvements. The strategy shall include, but not limited to, the following:* • *Dispersion of alluvial sediment deposition at inlet structures, thus limiting the extended localized ponding of water;* • *Periodic sediment removal;* • *Monitoring of the facility to ensure the site is completely and properly drained;* • *Outlet riser cleaning;* • *Vegetation management to prevent marsh vegetation from taking hold, and to limit habitat for disease-carrying fauna;* • *Removal of graffiti, grass trimmings, weeds, tree pruning, leaves, litter, and debris;* • *Preventative maintenance on*	Planning Commission and/or City Council	In conjunction with the submittal of the **first** tentative map	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		monitoring equipment; • *Vegetative stabilization of eroding banks and basal areas;* • *Animal and vector control;* • *Structural inspection; and* • *Funding plan for the above strategies.* *The long-term maintenance and funding strategy for the drainage improvements shall be reviewed and approved by the Planning Commission and/or City Council in conjunction with the tentative map review.*			
4.10-3	Degradation of water quality.	*4.10-3* *The City shall include the following as a condition of approval on* ***each*** *tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"Prior to issuance of grading permits, the applicant(s) shall obtain a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the Regional Water Quality Control Board. The permit is required to control both construction and operation activities that may adversely affect water quality. The General Permit requires the applicant to file a Notice of Intent (NOI) with the SWRCB and prepare a*	City Engineer	Prior to the approval of **each** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		Stormwater Pollution Prevention Plan (SWPPP) that describes the site, erosion and sediment controls using Best Management Practices (BMPs) and Best Available Technologies (BATs). The SWPPP shall also include means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control. Typical BMPs that could be used during construction of the proposed projects include, but are not limited to temporary facilities such as straw wattles and sandbags. Temporary facilities will capture a majority of the siltation resulting from construction activities prior to discharging into existing natural channels. The construction contractor shall be required to monitor and maintain all BMPs during construction to ensure they function properly for review and approval of the City Engineer." *Compliance with this condition shall be ensured by the City Engineer prior to the issuance of grading permits.*			
4.10-5	Impacts related to regional flooding.	*4.10-5(a)* *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:*	City Engineer	Prior to the approval of **each** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM
JOHNSON RANCHO AND HOP FARM ANNEXATION

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		"Prior to recording any Final Map, the applicant(s) shall prepare and submit a grading plan with hydraulic analysis that demonstrates that the developable area would no longer be in a special flood hazard area (as defined by the then-applicable City Floodplain Management Ordinance [Wheatland Municipal Code chapter 15.12]) in accordance with the then-applicable City Floodplain Management Ordinance. The plan will be subject to review and approval by the City Engineer and the final map will not be approved until after the City Engineer has approved the plan. *Or* *Prior to recording any Final Map, the applicant(s) shall show proof that all structures are designed to be at least two feet above the base flood elevation in accordance with the then-applicable City Floodplain Management Ordinance, for review and approval by the City Engineer."* *Compliance with this condition shall be ensured by the City Engineer prior to the recording of any Final Map.*			

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		4.10-5(b) *Project development and subsequent project-related approvals shall comply with and be subject to the Central Valley Flood Protection Plan to be adopted by the State, pursuant to Government Code section 65302.9, the related implementing amendments to the Wheatland General Plan and zoning code, and the limitations of Government Code sections 65865.5, 65962 and 66474.5.*	City Engineer	Prior to the recording of any Final Map	
4.13 Public Services and Utilities					
4.13-1	Adequate water supply and delivery for new residents.	*Hop Farm and Johnson Rancho Properties* *4.13-1(a)* *In conjunction with the submittal of the **first** zoning or tentative map application for development within the Johnson Rancho and Hop Farm Annexation area, to ensure proper management of groundwater supply, the applicant(s) shall submit a long term groundwater monitoring plan for the project wells to ensure that the new concentration of urban supply wells is not causing groundwater depletion, nor adversely affecting the City's water supply. The monitoring plan shall include an appropriate funding mechanism for the implementation of the plan. The*	Planning Commission and/or City Council	In conjunction with the submittal of the **first** zoning or tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		groundwater monitoring plan and funding mechanism shall be reviewed and approved by the Planning Commission and/or City Council prior to approval of the first zoning or tentative map application.			
		4.13-1(b) *In conjunction with the submittal of **each** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, a Water Supply Verification (SB 221) shall be conducted to ensure that sufficient water supply needed for the project is available and can be provided by the City. The Water Supply Verification showing adequate supply for the Hop Farm portion of the project shall be reviewed and approved by the Planning Commission and/or City Council prior to approval of the each zoning or tentative map application.*	Planning Commission and/or City Council	In conjunction with the submittal of **each** zoning or tentative map application	
		Hop Farm Property			
		4.13-1(c) *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Hop Farm area:* *"Prior to issuance of building permits, the*	City Engineer	Prior to the approval of **each** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		applicant(s) shall pay the City's Development Water Impact Fees, as determined by the City Engineer and Department of Public Works." *Compliance with this condition shall be ensured by the City Engineer prior to the issuance of building permits.*			
		Johnson Rancho Property			
		4.13-1(d) The City shall include the following as a condition of approval on ***each*** *tentative map application for any development within the Johnson Rancho area:* *"Prior to issuance of building permits for any future development within the Johnson Rancho portion of the project, the City of Wheatland Public Facilities Financing Plan shall be updated to include the water supply and conveyance improvements, and their associated costs, needed to provide the water required by the Johnson Rancho portion of the proposed project. The project applicant(s) within the Johnson Rancho portion of the project site shall be required to pay the City's updated Water*	City Engineer	Prior to the approval of **each** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		Impact Fees, as determined by the City Engineer and Department of Public Works." *Compliance with this condition shall be ensured by the City Engineer prior to the issuance of building permits.*			
4.13-2	Adequate wastewater facilities for new residents.	*Johnson Rancho and Hop Farm Properties* *4.13-2(a) Should plans and a fee program for a new regional WWTP that includes the City of Wheatland be approved prior to submittal of the **first** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the project applicant(s) shall comply with the plans and fee program for the WWTP including, but not limited to, payment of any applicable fees. If plans for a new regional WWTP that includes the City of Wheatland have not been approved prior to submittal of the **first** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, Mitigation Measures 4.13-2(b) through 4.13-2(f) shall be implemented.*	City Engineer	Prior to submittal of the **first** zoning or tentative map application	
		4.13-2(b) The City shall not approve any tentative map for the proposed project until after the City has approved and implemented a	City Engineer	Prior to approval of **any** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		WWTP construction plan and related financing plan.			
		Hop Farm Property			
		*4.13-2(c) The City shall include the following as a condition of approval on **each** tentative map application for any development within the Hop Farm area:* *"Prior to issuance of building permits, the project applicant(s) shall be required to pay the City's Wastewater Development Impact Fees, as determined by the City Engineer."* *Compliance with this condition shall be ensured by the City Engineer prior to the issuance of a building permit.*	City Engineer	Prior to the approval of **each** tentative map application	
		*4.13-2(d) The City shall include the following as a condition of approval on **each** tentative map application for any development within the Hop Farm area:* *"Prior to occupancy, adequate wastewater treatment and sewer collection system capacity shall exist to accommodate the project, as determined by the City Engineer."*	City Engineer	Prior to the approval of **each** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		Compliance with this condition shall be ensured by the City Engineer prior to the occupancy of any buildings.			
		Johnson Rancho Property			
		*4.13-2(e) The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho area:*	City Engineer	Prior to the approval of **each** tentative map application	
		"Prior to issuance of building permits for any future development within the Johnson Rancho portion of the project, the City of Wheatland Public Facilities Financing Plan shall be updated to include the sewer treatment and conveyance improvements, and their associated costs, needed to accommodate the 3.832 mgd ADWF sewer demand created by the Johnson Rancho portion of the proposed project. The project applicant(s) within the Johnson Rancho portion of the project site shall be required to pay the City's updated Wastewater Development Impact Fees, as determined by the City Engineer."			
		Compliance with this condition shall be ensured by the City Engineer prior to the issuance of building permits.			

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		4.13-2(f) *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho area:* *"Prior to occupancy, adequate wastewater treatment and sewer collection system capacity shall exist to accommodate the project, as determined by the City Engineer."* *Compliance with this condition shall be ensured by the City Engineer prior to the occupancy of any buildings.*	City Engineer	Prior to the approval of **each** tentative map application	
4.13-3	Need for additional waste disposal/recycling services.	*4.13-3* *The City shall include the following as a condition of approval on **each** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"Prior to the issuance of grading permits for the Johnson Rancho and Hop Farm Annexation project, the project applicant(s) shall submit a recycling plan for construction materials to the City for review and approval. The plan shall include that all materials that would be acceptable for disposal in the sanitary landfill be recycled/reused.*	Community Development Department	Prior to the approval of **each** zoning or tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		Documentation of the material type, amount, where taken and receipts for verification and certification statements shall be included in the plan. The project applicant(s) shall cover all staff costs related to the review, monitoring and enforcement of this condition through the deposit account." *Compliance with this condition shall be ensured by the Community Development Department prior to the issuance of grading permits.*			
4.13-4	Adequate ratio of law enforcement personnel to residents.	*Hop Farm Property* *4.13-4(a)* *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Hop Farm area:* *"Prior to issuance of building permits, the applicant(s) shall be required to pay the City's Police Development Impact Fees."* *Compliance with this condition shall be ensured by the Community Development Department prior to the issuance of building permits.*	Community Development Department	Prior to the approval of **each** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		Johnson Rancho Property *4.13-4(b)* *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho area:* *"Prior to issuance of building permits for any future development within the Johnson Rancho portion of the project, the City of Wheatland Public Facilities Financing Plan shall be updated to include the law enforcement personnel and equipment, and their associated costs, needed to provide adequate service to the Johnson Rancho portion of the proposed project. The project applicant(s) within the Johnson Rancho portion of the project site shall be required to pay the City's updated Police Development Impact Fees."* *Compliance with this condition shall be ensured by the Community Development Department prior to the issuance of building permits.*	Community Development Department	Prior to the approval of **each** tentative map application	
4.13-5	Adequate fire protection services available to new residents.	*Hop Farm Property* *4.13-5(a)* *The City shall include the following as a condition of approval on **each** zoning or tentative map application for any*	Community Development Department	Prior to the approval of **each** zoning or	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**		**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			development within the Hop Farm area: *"Prior to issuance of building permits, the applicant(s) shall be required to pay the City's Fire Protection Development Impact Fees."* *Compliance with this condition shall be ensured by the Community Development Department prior to the issuance of building permits.*		tentative map application	
		4.13-5(b)	*The City shall include the following as a condition of approval on **each** zoning or tentative map application for any development within the Hop Farm area:* *"Prior to approval of Improvement Plans for any subsequent development applications within the Hop Farm portion of the project site, the plans shall include fire sprinkler systems in all buildings per UFC and UBC standards, as determined by the WFA Fire Chief and City Engineer. In addition, the improvement plans shall demonstrate that minimum fire flows can be provided, as follows (unless otherwise approved by the WFA Fire Chief): <u>3,500 gpm for business and commercial areas and 1,000 gpm for all single family dwellings</u>. Greater flows shall be required by the Fire Chief and/or*	City Engineer Fire Chief	Prior to the approval of **each** zoning or tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		Uniform Fire Code for multiple-family dwellings." *Compliance with the condition shall be ensured by the City Engineer and Fire Chief prior to the approval of Improvement Plans.*			
		Johnson Rancho Property			
		*4.13-5(c) The City shall include the following as a condition of approval on **each** zoning or tentative map application for any development within the Johnson Rancho area:* *"Prior to issuance of building permits for any future development within the Johnson Rancho portion of the project, the City of Wheatland Public Facilities Financing Plan shall be updated to include the fire protection personnel and equipment, and their associated costs, needed to provide adequate service to the Johnson Rancho portion of the proposed project, including but not limited to a new three-bay fire station. The project applicant(s) within the Johnson Rancho portion of the project site shall be required to pay the City's updated Fire Protection Development Impact Fees."*	Community Development Department	Prior to the approval of **each** zoning or tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION						
Impact Number	**Impact**		**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			Compliance with this condition shall be ensured by the Community Development Department prior to the issuance of building permits.			
		4.13-5(d)	*The City shall include the following as a condition of approval on **each** zoning or tentative map application for any development within the Johnson Rancho area:* *"Prior to approval of Improvement Plans for any subsequent development applications within the Johnson Rancho portion of the project site, the plans shall include fire sprinkler systems in all buildings per UFC and UBC standards, as determined by the WFA Fire Chief and City Engineer. In addition, the improvement plans shall demonstrate that minimum fire flows can be provided, as follows (unless otherwise approved by the WFA Fire Chief): <u>3,500 gpm for business and commercial areas and 1,000 gpm for all single family dwellings.</u> Greater flows shall be required by the Fire Chief and/or Uniform Fire Code for multiple-family dwellings."* *Compliance with the condition shall be*	City Engineer Fire Chief	Prior to the approval of **each** zoning or tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		ensured by the City Engineer and Fire Chief prior to the approval of Improvement Plans.			
4.13-6	Number of enrolled students exceeding capacity.	*Hop Farm and Johnson Rancho Properties* *4.13-6* *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"The applicant(s) shall be required to pay all applicable school impact fees in effect at the time of building permit issuance."* *Compliance with the condition shall be ensured by the Community Development Department prior to the issuance of building permits.*	Community Development Department	Prior to the approval of **each** tentative map application	
4.13-7	Adequate provision of parks and recreation space for new residents.	*4.13-7(a)* *In conjunction with the submittal of the **first** zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, the map shall indicate that a ratio of at least five acres of park for every 1,000 residents is provided, for the review and approval of the Wheatland Community Development Director.*	Community Development Director	In conjunction with the submittal of the **first** zoning or tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		4.13-7(b) *The project applicant for **each** subsequent zoning or tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area, shall pay the appropriate in lieu park fee at the time of recording the Final Map, as determined by the Wheatland Community Development Director.*	Community Development Director	In conjunction with the submittal of **each** subsequent zoning or tentative map application	
4.13-8	Increase in electricity and natural gas demand.	*Hop Farm and Johnson Rancho Properties* *4.13-8* *The City shall include the following as a condition of approval on **each** tentative map application for any development within the Johnson Rancho and Hop Farm Annexation area:* *"Prior to issuance of building permits, the applicant shall coordinate with PG&E and the City of Wheatland to determine the electrical and gas utilities and/or easements needed to serve the project. The Improvement Plans for the project(s) shall incorporate the necessary easements and improvements for the review and approval by the City Engineer. The applicant(s) shall be responsible for all costs associated with the identified improvements."*	City Engineer	Prior to the approval of **each** tentative map application	

MITIGATION MONITORING AND REPORTING PROGRAM JOHNSON RANCHO AND HOP FARM ANNEXATION					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		Compliance with this condition shall be ensured by the City Engineer prior to the issuance of building permits.			