

City of Wheatland
Community Development Department



**City of Wheatland
6th Cycle (2021-2029) Housing Element Update
Initial Study/Mitigated Negative Declaration**

September 2021

Prepared by



1501 Sports Drive, Suite A, Sacramento, CA 95834

TABLE OF CONTENTS

A. BACKGROUND1

B. SOURCES2

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.....3

D. DETERMINATION.....4

E. BACKGROUND AND INTRODUCTION5

F. PROJECT DESCRIPTION5

G. ENVIRONMENTAL CHECKLIST11

I. AESTHETICS.12

II. AGRICULTURE AND FOREST RESOURCES.14

III. AIR QUALITY.15

IV. BIOLOGICAL RESOURCES.....17

V. CULTURAL RESOURCES.19

VI. ENERGY.20

VII. GEOLOGY AND SOILS.....21

VIII. GREENHOUSE GAS EMISSIONS.23

IX. HAZARDS AND HAZARDOUS MATERIALS.25

X. HYDROLOGY AND WATER QUALITY.....27

XI. LAND USE AND PLANNING.30

XII. MINERAL RESOURCES.31

XIII. NOISE.32

XIV. POPULATION AND HOUSING.....34

XV. PUBLIC SERVICES.....35

XVI. RECREATION.36

XVII. TRANSPORTATION.....37

XVIII. TRIBAL CULTURAL RESOURCES.38

XIX. UTILITIES AND SERVICE SYSTEMS.39

XX. WILDFIRE.....41

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.42

FIGURES:

Figure 1: Regional Location.....6

Figure 2: City Boundaries.....7

TABLES:

Table 1: City of Wheatland Regional Housing Needs Determined by Income (2021-2029)8

APPENDIX:

Draft City of Wheatland 6th Cycle (2021-2029) Housing Element Update

INITIAL STUDY

September 2021

A. BACKGROUND

1. Project Title: City of Wheatland 6th Cycle (2021-2029) Housing Element Update
2. Lead Agency Name and Address: City of Wheatland
Community Development Department
111 C Street
Wheatland, CA 95692
3. Contact Person and Phone Number: Tim Raney
Community Development Director
(916) 372-6100
4. Project Location: Wheatland, CA
5. Project Sponsor's Name and Address: City of Wheatland
Community Development Department
111 C Street
Wheatland, CA 95692
(916) 372-6100
6. Existing General Plan Designation: N/A
7. Existing Zoning: N/A
8. Required Approvals from Other Public Agencies: California Department of Housing and
Community Development (HCD)
City of Wheatland City Council
9. Surrounding Land Uses and Setting: N/A
10. Project Description Summary:

The City of Wheatland 6th Cycle (2021-2029) Housing Element Update sets forth a number of specific goals as well as policies and programs describing how the City aims to reach them. The approval of the 6th Cycle Housing Element Update would enable the City to preserve, improve and develop housing for all incoming segments of the community and show how the City intends to meet the Regional Housing Needs Allocation (RHNA) numbers assigned by Sacramento Area Council of Governments (SACOG). The proposed project includes the adoption of the City's 6th Cycle (2021-2029) Housing Element Update and implementation of associated programs.

11. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1:

In compliance with Senate Bill (SB) 18, project notification letters were distributed on August 19, 2021 to the United Auburn Indian Community of the Auburn Rancheria, the Tsi Akim Maidu, the Strawberry Rancheria, the Esttom Yumeka Maidu tribe of the Enterprise Rancheria, and the Mooretown Rancheria of Maidu Indians. In addition, in compliance with Assembly Bill (AB) 52 (Public Resources Code [PRC] Section 21080.3.1), a project notification letter was distributed to the United Auburn Indian Community of the Auburn Rancheria. Responses requesting formal consultation have not been received at this time.

B. SOURCES

The following documents are referenced information sources used for the purpose of this Initial Study:

1. California Department of Forestry and Fire Protection. *Yuba County, Fire Hazard Severity Zones in SRA*. November, 2007.
2. California Department of Forestry and Fire Protection. *Yuba County, Very High Fire Hazard Severity Zones in SRA*. November, 2007.
3. Caltrans. *Scenic Highways*. Available at: <https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983>. Accessed July 2021.
4. City of Wheatland. *City of Wheatland Climate Action Plan*. October 2018.
5. City of Wheatland. *City of Wheatland General Plan Draft and Final Environmental Impact Report*. July 2006.
6. City of Wheatland. *City of Wheatland General Plan Policy Document*. July 11, 2006.
7. City of Wheatland. *City of Wheatland General Plan Policy Document*. July 11, 2006.
8. Cordua Irrigation District, Yuba Water Agency, City of Marysville. *Yuba Subbasins Water Management Plan: A Groundwater Sustainability Plan*. December 2019.
9. Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed July 2021.
10. Department of Conservation. *Land Conservation (Williamson) Act*. Available at: https://www.conservation.ca.gov/dlrp/wa/Pages/LCA_QandA.aspx. Accessed July 2021.
11. Department of Toxic Substances Control *EnviroStor*. Available at: <https://www.google.com/maps/place/Beale+AFB,+CA/@39.0192312,-121.4782242,12.25z/data=!4m5!3m4!1s0x809b447db5fda939:0xea5faaba8ccbc80e!8m2!3d39.111504!4d-121.3598812>. Accessed July 2021.
12. United States Census Bureau. *Quick Facts Yuba County*. Available at: <https://www.census.gov/quickfacts/yubacountycalifornia>. Accessed July 2021.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

D. DETERMINATION

On the basis of this initial study:

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



Signature

Kevin Valente, Senior Planner

Printed Name

9/17/2021

Date

City of Wheatland

For

E. BACKGROUND AND INTRODUCTION

The following document is an Initial Study resulting in a Negative Declaration (IS/ND) prepared pursuant to the California Environmental Quality Act (CEQA), for the City of Wheatland 6th Cycle (2021-2029) Housing Element Update (Housing Element). This IS/ND has been prepared in accordance with CEQA, PRC Sections 21000 et seq., and the State CEQA Guidelines to evaluate the potential environmental impacts of the proposed project. The Draft Housing Element is included as an Appendix to this IS/ND.

The City of Wheatland is located in Northern California's Central Valley along State Route 65 (SR 65) in Yuba County, and has a land area of 8.19 square miles. SR 65 runs northwest to southeast and divides the City into eastern and western sections (see Figure 1 and Figure 2). The individual setting for each impact analysis area is described in the respective analysis section. Between 2010 and 2021, Yuba County experienced a population growth, averaging a 12 percent increase in the entire county. The population in Wheatland experienced a slower growth rate of four percent from 3,571 residents in 2010 to 3,725 in 2021. According to the California Department of Finance E-5 Population Estimates, as of 2021 Wheatland has 1,340 housing units, a one percent increase from 2010. Single-family attached and detached residences comprise more than 70 percent of all housing while mobile homes take a small percentage of three percent of total housing types. Multi-family housing is 23 percent of housing units, showing no increase over the 11-year period. The increase in home ownership from 2010 and 2019, shows a 54 to 66 percent increase. For renters, in 2010 and 2019, the rate decreased showing a 40 to 34 percent decrease in the number of renters.

F. PROJECT DESCRIPTION

The following provides a description of the proposed project's location and setting, as well as the proposed project components, and the discretionary actions required for the proposed project.

Project Components

The proposed project includes the adoption of the City's Housing Element. The City's Housing Element is described in further detail below.

Housing Element Overview

As an element of the Wheatland General Plan, and in accordance with the California Government Code, the Housing Element presents a comprehensive set of housing policies and programs to address identified housing needs for the City of Wheatland. The Housing Element is one of the required general plan elements mandated by California state law. State law requires that each City and County adopt a housing element that conforms to the detailed statutory requirements established in Article 10.6 (Sections 65580 to 65589.8) of the Government Code, and which must be updated every planning cycle.

According to State law, all housing elements must identify and analyze existing and projected housing needs; state goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing; identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters; and make adequate provision for the existing and projected needs of all economic segments of the community. To ensure compliance, each housing element is submitted to California Department of Housing and Community (HCD) at specified times during the update cycle for mandatory review.

Figure 1
Regional Location

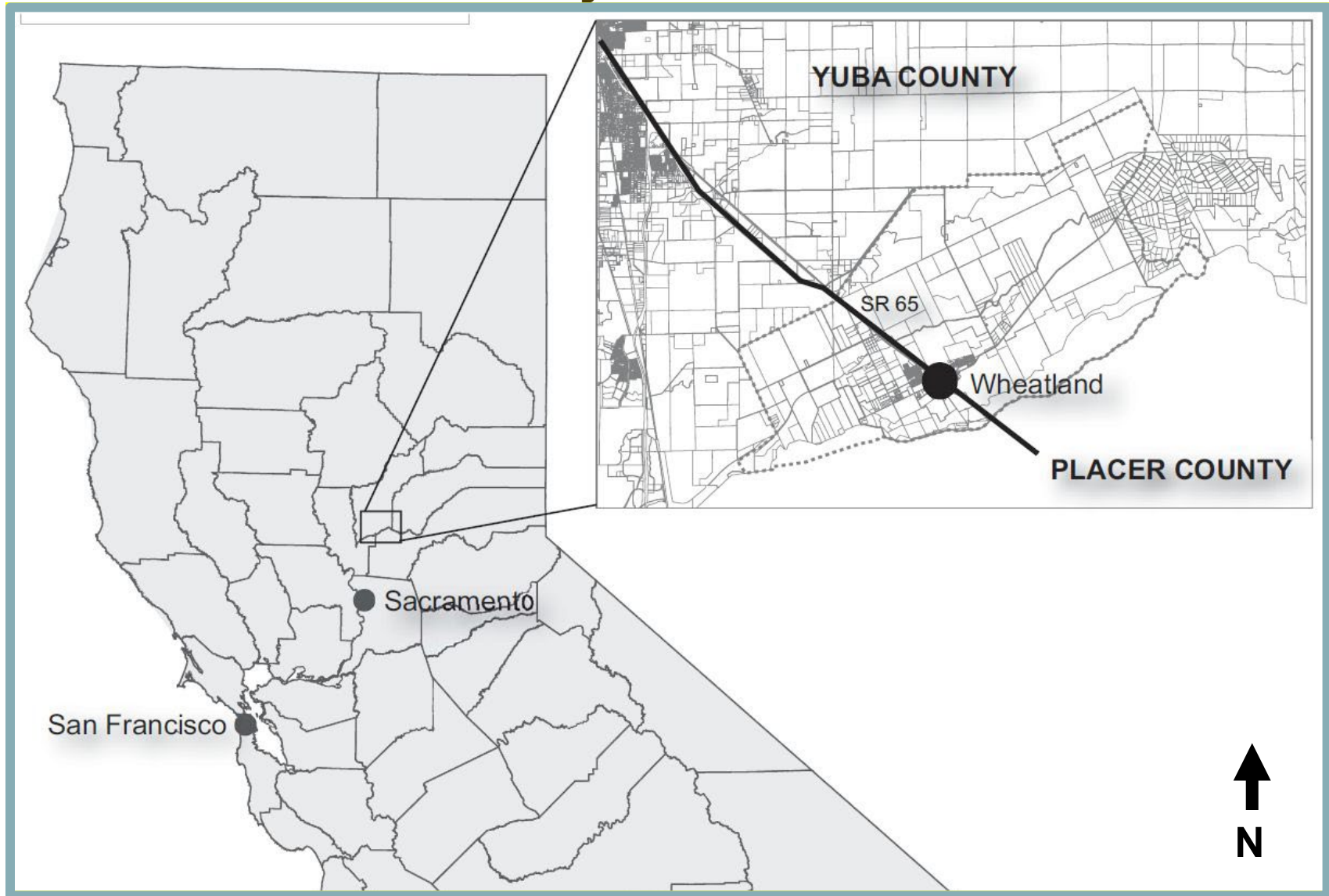
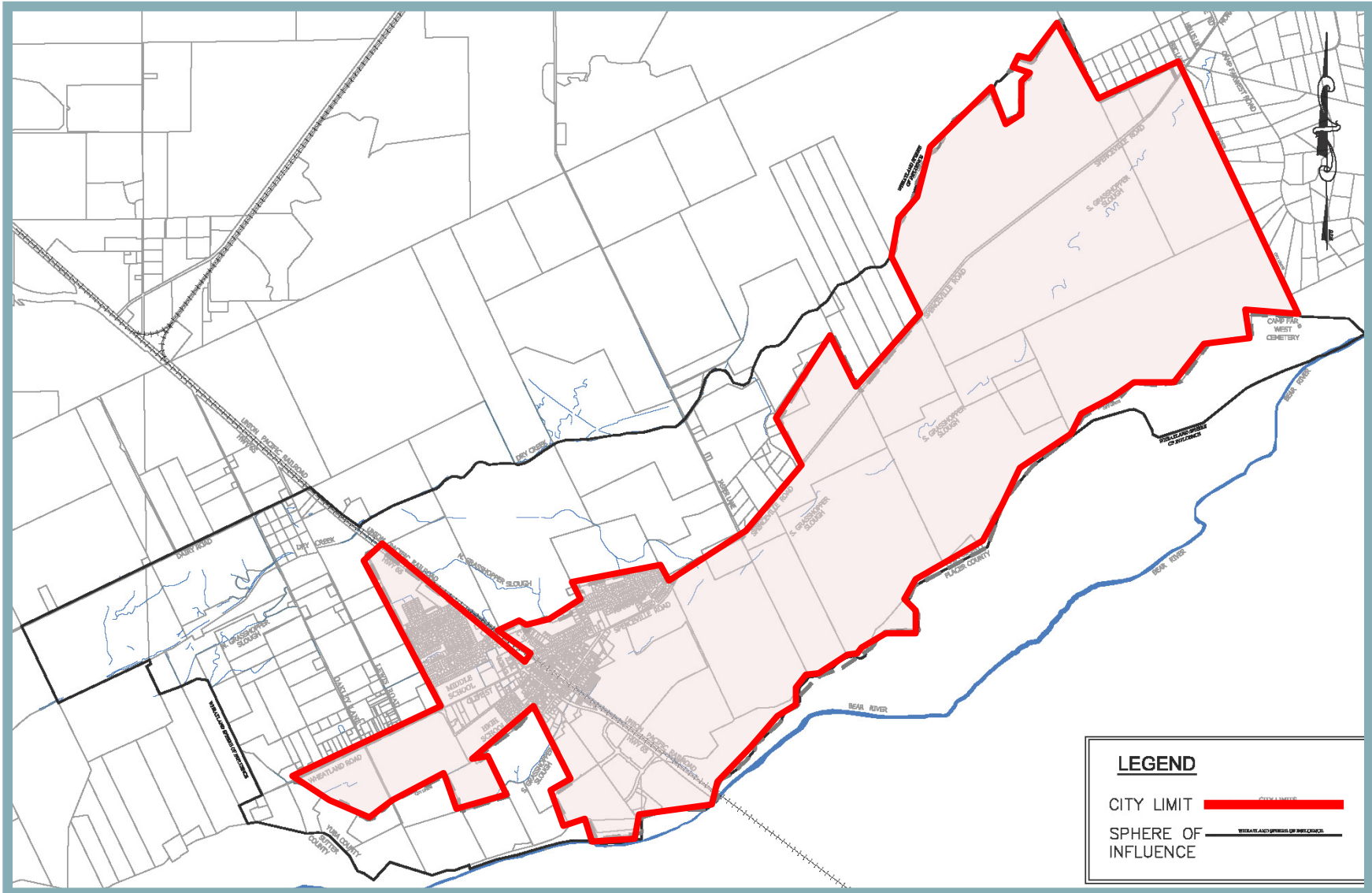


Figure 2
City Boundaries



The Housing Element corresponds to the planning period of 2021 to 2029, and the RHNA projection period of 2021 to 2029. The 6th Cycle Housing Element replaces the previous 5th Cycle Element corresponding to the planning period of 2013-2021. The Housing Element identifies the goals, policies, and programs that the City will implement to ensure that housing in Wheatland is affordable, safe, and decent. The Housing Element addresses housing needs by encouraging the provision of an adequate number of potential building sites designated for multi-family housing, by assisting in affordable housing development, and through the preservation and maintenance of existing affordable housing stock.

City of Wheatland Housing Needs

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code [GC], Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The SACOG RHNP allocates a “fair share” of regional housing needs to individual cities and counties through a RHNA. The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also that the needs for the entire region are fairly distributed to all communities. A major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. SACOG took into account several factors in preparing the RHNP including projected households, job growth, and regional income distribution. A summary of the RHNA for the City of Wheatland is shown in Table 1 below.

Table 1 City of Wheatland Regional Housing Needs Determination by Income (2021-2029)		
Income Level	RHNA	Percent of Total
Very Low	105	21.1%
Low	64	12.8%
Moderate	98	19.6%
Above Moderate	232	46.5%
Total	499	100.0%
<i>Source: City of Wheatland 6th Cycle RHNA, May 2021</i>		

As shown in Table 1 above, SACOG allocated 499 new housing units to Wheatland for the 6th Cycle. Of the 499 housing units, 105 units for Very Low-income households, 64 for Low-income households, 98 units for Moderate-income households, and 232 for Above Moderate-income households.

Project Components

The Housing Element consists of the following components:

- *Introduction* – Presents the purpose and requirements of the Housing Element, the RHNA established by SACOG for the City of Wheatland, a summary of community participation, and the organization of the Housing Element.
- *Community Profile* – Provides community information for the City of Wheatland in terms of demographics, population trends, economic characteristics, household incomes and characteristics, and special housing needs.
- *Housing Constraints* – Analyzes the potential non-governmental and governmental constraints, and focuses on mitigation options available for Wheatland.

- *Housing Resources* – Addresses the resources available for the development, improvement, and preservation of housing in Wheatland. This includes; an evaluation of RHNA, sites inventory and analysis, summary of potential infrastructure and environmental constraints to residential development, and an overview of financial and administrative means for developing and implementing City housing programs.
- *Review of the 5th Cycle Housing Element* – Presents a review of the 5th Cycle City of Wheatland Housing Element, including a summary of the results, an analysis of the City's progress toward achieving its adopted goals and policies, and a determination of the extent to which programs from the prior Housing Element should be continued or removed.
- *Housing Goals, Policies, and Programs* – Provides a roadmap for addressing the City's housing needs, ensuring equal access to housing, reducing housing constraints, preserving existing housing opportunities, and promoting energy conservation in housing, including an implementation program with actions to achieve Wheatland's housing goals and quantified objectives to measure the City's progress.

The Housing Element, along with implementation of the Housing Element Programs, are referred to hereafter as the proposed project.

The City of Wheatland would rezone approximately 10 acres of land to multi-family residential zone (R-3) to accommodate the City's 6th Cycle RHNA of 105 very low and 64 low-income households, with a total of 200 multi-family residential units. Per State law, the City must rezone land within three years of the Housing Element adoption. The City is proposing to rezone a minimum of 10 acres to accommodate the shortfall. However, the exact location(s) of the land the City would consider for rezoning is undetermined at this time. As such, the future rezone would include separate environmental review prior to the future rezone approval process.

Project Implementation and Framework of the IS/ND Analysis

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

The proposed project includes the adoption of the City's Housing Element and implementation of associated programs that are necessary in order for HCD to certify the Housing Element. The proposed project does not include the development of multi-family housing identified in the Housing Element. It should be noted that this IS/ND does not include analysis of future development for which additional discretionary entitlements (i.e., conditional use permits) would be required; rather, such development would be subject to future CEQA analysis when project-level information is available.

Project Implementation

The approval of the City of Wheatland's Housing Element would enable the City to preserve, improve, and develop housing for all incoming segments of the community and show how the City intends to meet the RHNA numbers assigned by SACOG.

The proposed project includes the adoption of the City's Housing Element and does not include the development of housing identified in the Housing Element. Therefore, physical changes to the

environment would not occur and this Initial Study Checklist analyzes the policy-level impacts of adopting the City's Housing Element, not project-level impacts of specific improvements outlined in the document.

Public Agencies Whose Approval Is or May Be Required (e.g., permits, financing approval or participation agreement)

- City of Wheatland City Council

It should be noted that HCD will review the Draft Housing Element to determine whether the Draft Housing Element complies with State law.

G. ENVIRONMENTAL CHECKLIST

The following checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. For this checklist, the following designations are used:

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

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

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

No Impact: The project would not have any impact.

I. AESTHETICS.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-d. Wheatland is located in Northern California’s Central Valley along SR 65 in Yuba County. The City is located approximately one mile north of the Bear River and the tri-county boundary of Sutter, Placer, and Yuba Counties. The City is surrounded on all sides by agricultural parcels. Per the Caltrans State Scenic Highways Program, the City of Wheatland is not located near any officially designated State scenic highways.¹

The City of Wheatland’s Housing Element is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California, and would not cause development or redevelopment of specific projects within the City. As such, the Housing Element would not have a substantial adverse effect on a scenic vista nor would the Housing Element degrade the existing visual quality or add new light or glare. Additionally, as noted above, the City is not located within a scenic highway.

According to the General Plan EIR Policy 1.B.1., the City shall strive to preserve Wheatland’s traditional small-town qualities and historic heritage, while expanding its residential and employment base. The City shall require residential project design to reflect and consider natural features, noise exposure for residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses.² One of the overall goals of the Housing Element is to maintain, preserve, and enhance the quality of the neighborhoods and community thus, not impacting existing view and aesthetic conditions.

Furthermore, because the Housing Element is a policy-level document, and site-specific designs or proposals are not included, an assessment of potential site-specific visual impacts resulting from future development proposals is not possible at this time. The location and nature of future residential development within the City would continue to be guided by the Wheatland General Plan and Zoning Code, and future housing projects would continue to be reviewed through the City’s entitlement process to ensure that

¹ Caltrans. *Scenic Highways*. Available at: <https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983>. Accessed July 2021.

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

existing views and aesthetic conditions are preserved, and that future projects are consistent with all General Plan goals, objectives, and policies.

Based on the above, impacts to aesthetics and visual character associated with the proposed project would be ***less than significant***.

II. AGRICULTURE AND FOREST RESOURCES.

Would the project:

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

Discussion

a,e. According to the Department of Conservation’s Farmland Mapping and Monitoring Program (FMMP), the City of Wheatland contains Urban and Built-Up Land, Other Land, Unique Farmland, and Prime Farmland.³ The Housing Element is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California; therefore, the Housing Element would not convert any of the existing agricultural lands within the City of Wheatland to non-agricultural uses. According to the General Plan EIR Policy 1.1.1., the City shall discourage leapfrog development and development in peninsulas extending into agricultural lands to avoid adverse effects on agricultural operations. Thus, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use, and a **less-than-significant** impact would occur.

b. The City of Wheatland is surrounded by agricultural uses; however, the City does not contain any land under a Williamson Act contract. The proposed project would not involve changes to agricultural zoning districts.⁴ As such, the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and **no impact** would occur.

c,d. The City does not include lands designated as forest land or timberland. Therefore, the proposed project would have **no impact** on forest land or timberland resources.

³ Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed July 2021.

⁴ Department of Conservation. *Land Conservation (Williamson) Act*. Available at: https://www.conservation.ca.gov/dlrp/wa/Pages/LCA_QandA.aspx. Accessed July 2021.

III. AIR QUALITY.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a-d. Wheatland is located within the Feather River Air Quality Management District (FRAQMD). The FRAQMD is part of the Sacramento Valley Air Basin (SVAB) that includes Butte, Colusa, Glen, Tehama, Shasta, Yolo, Sacramento, Yuba, Sutter, and parts of Placer and Solano counties. California and the federal government have established air quality standards for various pollutants. The standards are used to determine attainment of State and federal air quality goals and plans. Generally, State regulations are more strict standards than federal regulations. Air quality standards are set at concentrations that provide a sufficient margin of safety to protect public health and welfare. FRAQMD has adopted thresholds of significance for various pollutants intended to maintain attainment of federal and State air quality standards. The General Plan EIR Policy 8.E.3., states the requirement for new developments to submit an air quality analysis for review and approval followed with appropriate mitigation measures. In addition, Policy #7 in the Housing Element specifically sets forth the policy of promoting energy conservation to implement state energy efficiency standards, which would help to reduce the emissions of air pollutants that worsen air quality.

The Housing Element is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California. Although implementation of a successful Housing Element could be expected to facilitate residential development in the City, the lack of site-specific development applications, including the design and location of specific improvements, makes evaluation of the project’s air quality impacts highly speculative. The goals, policy guidance, and implementation measures in the Housing Element would not result in any impacts associated with air quality beyond what has already been contemplated in the City’s General Plan and Zoning Code.

The Housing Element would not impact the rate or intensity of development, but may result in broadening the range of affordability levels and special needs population that may reside in housing; these issues would not affect the potential for impacts to air quality. The proposed project would not conflict with or obstruct the implementation of the air quality plans prepared by the FRAQMD to attain State and federal air quality standards, or violate any air quality standard. The proposed project would not result in any indirect or cumulatively adverse impacts on air quality. The proposed project would not expose sensitive receptors to substantial pollutant concentrations or objectionable odors. The Housing Element does include programs that encourage energy-efficiency, which may result in an indirect improvement to air quality.

Future residential development would be required to adhere to General Plan goals and policies related to air quality, as well as federal, State, and regional air quality plans. Therefore, a ***less-than-significant*** impact would result.

IV. BIOLOGICAL RESOURCES.

Would the project:

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

Discussion

a-d. The Housing Element is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California. The Housing Element identifies with existing General Plan and zoning designations appropriate for residential use to coincide with City’s housing needs. The goals, policies, and programs in the Housing Element would not result in any impacts related to biological resources beyond what has already been anticipated in the City’s General Plan Environmental Impact Report (EIR). Overall, the City shall support preservation of the habitats of federally or state-listed, threatened, endangered, and/or other special status species. Policy 8.B.2. of the General Plan EIR states, the City shall support and cooperate with efforts of other local, state, and federal agencies and private entities engaged in the preservation and protection of significant biological resources from land uses and development.

Furthermore, because the Housing Element is a policy-level document, and site-specific designs or proposals are not included, an assessment of potential site-specific impacts resulting from future development proposals is not possible at this time. The nature of these future developments within the City would continue to be guided by Wheatland’s General Plan and Zoning Codes, and future housing projects would continue to be reviewed through the City’s entitlement process to ensure that existing biological resources within the City are preserved, and that future projects are consistent with all General Plan goals, objectives, and policies.

All development projects within the City are subject to comply with City-wide regulations that include guidance to residential development proposed near local rivers or streams. For example, such developments would be subject to Policies 8.C.2 and 8.D.3 from the General Plan, which establishes control on creek side developments to preserve and enhance riparian vegetation and habitat.⁵

Therefore, impacts related to special-status species, riparian or other sensitive habitats, including wetlands or migration routes for wildlife species in the region, would be **less than significant**.

- e-f. The Housing Element has been prepared to be consistent with the City's adopted General Plan. Future development projects would be required to be consistent with local policies and ordinances. Future development consistent with the Housing Element would be required to comply with the City's landscape requirements.

The City of Wheatland is not subject to a Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plan. However, future residential development within the City would be required to comply with the City's applicable development standards. Therefore, a **less-than-significant** impact would occur.

⁵ City of Wheatland. *City of Wheatland General Plan Policy Document*. July 11, 2006.

V. CULTURAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a-c. The proposed project is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The goals, policies, and programs in the Housing Element would not result in any impacts associated with cultural resources beyond what has already been contemplated in the City’s General Plan EIR. Furthermore, future projects would need to be consistent with the General Plan goals related to cultural and historical resources, which include, but are not limited to, goals and policies found in the Cultural Resources, Land Use and Planning and Public Service chapters as well as, federal, State, and local policies regarding preservation of historic resources.

According to the General Plan, the overall goal of the City is to identify and preserve any archaeological resources that might be disturbed by development activity. In order to achieve goals, the City shall refer development proposals that may affect archaeological sites to the North Central Information Center and the Northeast Information Center. The City cannot approve any public or private project that may adversely affect a site without consulting both centers. A site evaluation and mitigation will be recommended by a qualified archaeologist.

Therefore, the proposed project would not cause a substantial adverse change in the significance of a unique historical or archeological resource or disturb any human remains, and a **less-than-significant** impact would occur.

VI. ENERGY.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a,b. The proposed project is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. As such, the goals, policies, and programs included in the Housing Element would not result in a potentially significant environmental impact due to the wasteful, inefficient or unnecessary consumption of energy resources, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Any future residential development would be subject to all relevant provisions of the most recent update of the California Building Standards Code (CBSC), including the Building Energy Efficiency Standards. Adherence to the most recent CBSC and Building Energy Efficiency Standards would ensure that future residential development within Wheatland would consume energy efficiently. In addition, electricity supplied to the project would comply with the State’s Renewable Portfolio Standard (RPS), which requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources. Furthermore, Policy #7 in the Housing Element specifically sets forth the policy of promoting energy conservation to implement state energy efficiency standards, which would help improve energy efficiency. Thus, a portion of the energy consumed during operations would originate from renewable sources. Therefore, the proposed project would have a **less-than-significant** impact associated with energy.

VII. GEOLOGY AND SOILS.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-f. The proposed project is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The goals, policies, and programs in the Housing Element would not result in any impacts associated with geology and soils beyond what has already been contemplated in the City’s General Plan EIR. Policy 9.B.4. and Policy 9.B.8 of the General Plan EIR list the California Building Code and Uniform Building Code as standards for new and existing structures. Thus, impacts on developments related to geology and soils would be minimally impacted.

According to the General Plan EIR, the City of Wheatland lies within a low seismic region. The City is not located within an Alquist-Priolo Special Study Zone nor is any active fault near the City. Liquefaction, settlement, ground lurching, ground displacement along the fault line, and landslides are often the secondary effects of earthquakes. Areas throughout the City of Wheatland may be more susceptible to liquefaction during seismic events if specific groundwater conditions are present. The Housing Element does not include any site-specific development, designs, or proposals that would impact geology or soils within the City. All future development would be required to comply with the goals and policies set forth in the City’s General Plan relating to seismic and geologic hazards, including liquefaction, as well as all other applicable federal and State policies and standards,

including the CBSC. Furthermore, the Housing Element policies and programs that facilitate housing rehabilitation have the potential to improve the seismic safety.

Therefore, the proposed project would have a ***less-than-significant*** impact associated with geologic hazards.

VIII. GREENHOUSE GAS EMISSIONS.

Would the project:

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

Discussion

a,b. Emissions of Greenhouse Gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project’s GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

The proposed project is a policy-level documents therefore would not contribute to GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MTCO₂e/yr).

On December 11, 2018 the City of Wheatland City Council adopted a Climate Action Plan (CAP). The City’s CAP provides a planning framework that ensures that emissions within the City are controlled in compliance with the legislative goals of AB 32 and SB 32. The CAP includes Emissions Reduction Strategies that target emissions from specific sectors, such as transportation, energy consumption, water use, and solid waste disposal. One of the measures listed in the CAP supports sustainable growth for the City by encouraging new developments within Wheatland to use principles such as mixed use and infill development, locating higher-density developments near existing services and amenities, and encourage alternative modes of transportation.⁶

The proposed project is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The goals, policies, and programs in the Housing Element would not result in any impacts associated with GHG emissions beyond what has already been contemplated in the City’s General Plan EIR.

⁶ City of Wheatland. *City of Wheatland Climate Action Plan*. October 2018.

The goals, policies, and programs of the Housing Element would not conflict with or obstruct the implementation of the air quality plans prepared by the California Air Resources Board (CARB) or the FRAQMD. In addition, the Housing Element would not generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment. Policy #7 in the Housing Element specifically sets forth the policy of promoting energy conservation to implement state efficiency standards, which would help to reduce GHG emissions. The location and nature of future residential development within the City would continue to be guided by the Wheatland General Plan and future housing projects would continue to be reviewed through the City's entitlement process and CEQA to ensure that significant impacts related to GHG emissions do not occur within the City, and that future projects are consistent with all General Plan goals, objectives, and policies. Therefore, the proposed project would have a **less-than-significant** impact associated with GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

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

Discussion

a-d. The proposed project does not propose new development or any use that would result in the transport, use, or disposal of hazardous materials. Furthermore, the proposed project would not result in a foreseeable upset, accident, or emission of hazardous materials.

The Housing Element would not directly involve the routine transport, use, or disposal of hazardous materials. Maintenance and operation of housing developments created under proposed project may use common household cleaning products, fertilizers, and herbicides on-site, any of which could contain potentially hazardous chemicals; however, such products would be expected to be used in accordance with label instructions. Due to the regulations governing use of such products and the amount anticipated to be used in conjunction with future multi-family development, routine use of such products would not represent a substantial risk to public health or the environment.

In addition, per the EnviroStor database, Wheatland is not located on or adjacent to any sites included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5.⁷ In the event that currently unknown hazardous materials are discovered during construction of future residential development, construction would cease until such materials have been remediated in accordance with State and local requirements. Such

⁷ Department of Toxic Substances Control *EnviroStor*. Available at: <https://www.google.com/maps/place/Beale+AFB,+CA/@39.0192312,-121.4782242,12.25z/data=!4m5!3m4!1s0x809b447db5fda939:0xea5faaba8ccbc80e18m2!3d39.111504!4d-121.3598812>. Accessed July 2021.

standards have been designed to eliminate or minimize potential health impacts associated with human exposure to hazardous materials.

Therefore, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment. In addition, the proposed project would not create a significant hazard to the public or the environment related to being located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5. Thus, a **less-than-significant** impact would occur.

- e. Beale Air Force Base is located approximately eight miles northeast from the City of Wheatland. The Wheatland study area is located at the edge of the Beale Air Force Base Overflight Zone; therefore, the City is subject to development restrictions under the Land Use Compatibility Guidelines for Safety.⁸

Furthermore, because the Housing Element is a policy-level document, and site-specific designs or proposals are not included, an assessment of potential site-specific impacts resulting from future development proposals is not possible at this time. The location and nature of future residential development within the City would continue to be guided by the Wheatland General Plan and future housing projects would continue to be reviewed through the City's entitlement process to ensure that future projects are consistent with General Plan and the Land Use Compatibility Guidelines for Safety.

The proposed project would adhere to federal and State regulations, as well as General Plan goals and policies, related to airport land use plans. Therefore, the proposed project would result in a **less-than-significant** impact related to a conflict with airport land use plans.

- f. The Housing Element is a policy-level document that does not include site-specific development proposals, and any future residential development projects within the City would be required to adhere to City regulations regarding emergency access. Therefore, the proposed project would not interfere with an emergency evacuation or response plan, and a **less-than-significant** impact would occur.
- g. Issues related to wildfire hazards are discussed in Section XX, Wildfire, of this Initial Study. As noted therein, the City of Wheatland is not located within or adjacent to any Very High Fire Hazard Severity Zones.⁹ Therefore, the proposed project would not expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, and a **less-than-significant** impact would occur.

⁸ City of Wheatland. City of Wheatland General Plan Policy Document. July 11, 2006.

⁹ California Department of Forestry and Fire Protection. *Yuba County, Fire Hazard Severity Zones in SRA*. November, 2007.

X. HYDROLOGY AND WATER QUALITY.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a,ci,ciii. The proposed project is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element is consistent with the City’s General Plan, and therefore, specific goals and policies that have been identified in the Housing Element would be consistent with General Plan policies related to water quality standards. Although construction of the future residential development associated with implementation of the Housing Element could result in impacts associated with water quality, future housing projects would be required to comply with all applicable federal, State, and local water quality regulations.

Construction of future residential development would likely include grading and vegetation removal activities that may increase soil erosion rates on the sites. Grading operations may impact the surface runoff by increasing the amount of silt and debris carried by runoff. In addition, refueling and parking of construction equipment and other vehicles on-site during construction may result in oil, grease, or related pollutant leaks and spills that may discharge into the City’s storm drains. Improper handling, storage, or disposal of fuels and materials or improper cleaning of machinery close to area waterways could cause water quality degradation. Measures included in subsequent grading plans for future residential development projects requiring grading would be required to comply with the City’s Municipal Code drainage requirements, and Stormwater Pollution Prevention Program, as well as employ best management practices for the prevention of erosion and the control

of loose soil and sediment, to ensure that construction does not result in the movement of unwanted material into waters within or outside that particular project site.

Based on the above, the proposed project would not result in the violation of water quality standards or degradation of water quality, and a **less-than-significant** impact would occur.

- b.e. The City of Wheatland is situated within the South Yuba Sub-basin which lies within the Sacramento Valley Groundwater Basin. The South Yuba Sub-basin is bounded on the north by the Yuba River, on the west by the Feather River, on the south by the Bear River, and on the east by the Sierra Nevada. Groundwater within the South Yuba Sub-basin is managed by the *Yuba Sub-basins Water Management Plan: A Groundwater Sustainability Plan* (Yuba Subbasins GSP), a product of three Groundwater Sustainability Agencies: the Cordua Irrigation District, the Yuba Water Agency, and the City of Marysville.¹⁰ Per the Yuba Subbasins GSP, regional groundwater quality in the Yuba Sub-basins is considered good to excellent for municipal, domestic, and agricultural uses and does not have a significant adverse impact on the beneficial uses of groundwater in the subbasins. In addition, groundwater extraction in the Yuba Sub-basins does not exceed sustainable yield.

The proposed project is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Therefore, implementation of the proposed project would not result in the creation of new impervious surfaces with the potential to decrease the amount of groundwater recharge in the City. Therefore, the proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge and a **less-than-significant** impact would result.

- c.ii,civ. The project does not involve any development; therefore, the existing drainage system would not be altered and would not create substantial runoff water exceeding capacity of the stormwater system. All future residential development associated with the Housing Element would be subject to the General Plan policies and municipal regulations related to runoff management and low impact design, and would be subject to payment of the City's storm drainage development impact fee. Therefore, adoption of the Housing Element and implementation of associated programs would not substantially alter the existing drainage pattern of the City, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion, siltation, or flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff.

Per the FEMA's Flood Map, portions of Wheatland are designated as special flood hazard areas. If structures are developed within such special flood hazard areas, the potential for flooding would exist. Chapter 15.20, Floodplain Management, of the Municipal Code establishes standards for new developments to adhere to. If necessary, development would be subject to all relevant restrictions within the City's Municipal Code.

¹⁰ Cordua Irrigation District, Yuba Water Agency, City of Marysville. *Yuba Subbasins Water Management Plan: A Groundwater Sustainability Plan*. December 2019.

Given the required compliance of future developments with the City's Municipal Code requirements related to development within floodplains, a **less-than-significant** impact would occur due to implementation of the proposed project.

- d. Impacts related to flooding are discussed under question 'c.iv' above.

Tsunamis are defined as sea waves created by undersea fault movement, whereas a seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir. Due to the project site's substantial distance from the coast, and because large closed bodies of water do not exist in the project vicinity, the proposed project would not be exposed to flooding risks associated with tsunamis and seiches. Therefore, the proposed project has limited risk related to the release of pollutants due to project inundation due to flooding, tsunami, or seiche, and a **less-than significant** impact would occur.

XI. LAND USE AND PLANNING.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

- a,b. A project risks dividing an established community if the project would introduce infrastructure or alter land uses so as to change the land use conditions in the surrounding community, or isolate an existing land use.

The proposed project is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The goals, policies, and programs in the Housing Element would not result in any impacts associated with land use and planning beyond what has already been contemplated in the City’s General Plan and EIR.

Because the Housing Element is a policy-level document, and site-specific designs or proposals are not included, an assessment of potential site-specific impacts resulting from future development proposals is not possible at this time. The location and nature of future residential development within the City would continue to be guided by the Wheatland General Plan and Zoning Code, and future housing projects would continue to be reviewed through the City’s entitlement process ensure that established communities within the City are preserved, and that future projects are consistent with all General Plan goals, objectives, and policies, and any other applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, a ***less-than-significant*** impact would occur.

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

Discussion

a,b. According to the Yuba County General Plan Environmental Setting and Background Report (ESBR), mineral resources present in the County include precious metals, copper, zinc, Fullers earth, sand and gravel, and crushed stone. However, the City of Wheatland is located outside of the recognized Mineral Land Classification Area as identified in the Yuba County General Plan ESBR. In addition, the Housing Element is a policy-level document that does include any development proposals. Therefore, **no impact** to mineral resources would occur with implementation of the proposed project.

XIII. NOISE.

Would the project result in:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

Discussion

a-c. Some land uses are considered more sensitive to noise than others, and, thus, are referred to as sensitive noise receptors. Land uses often associated with sensitive noise receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise.

Generally, the primary noise source associated with residential development is traffic noise; residential uses do not typically involve generation of substantial on-site noise level increases. Given that the Housing Element is a policy level document, implementation of the proposed project would not directly result in the generation of increased noise levels within the City, and would not expose sensitive receptors to excess noise levels. Policy 9.G.5. from the General Plan EIR states, the noise created by new transportation noise sources shall be mitigated to not exceed the levels specified for outdoor activity areas or interior spaces of existing noise-sensitive land uses. Future development consistent with the Housing Element would not result in additional traffic noise level increases relative to what has been considered in the General Plan EIR.

The ambient noise environment in Wheatland is defined primarily by traffic on State Route (SR) 65 and local roadways, Union Pacific Railroad (UPRR) operations, and distant aircraft operations associated with Beale Air Force Base. The General Plan EIR Policy 9.H.4. states the City shall work with SACOG to ensure the City’s noise policies and contours are consistent with the Beale Air Force Base Land Use Plan.

Similar to noise, vibration involves a source, a transmission path, and a receiver. However, noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. Vibration is measured in terms of acceleration, velocity, or displacement. Standards pertaining to perception, as well as damage to structures, have been developed for vibration levels defined in terms of peak particle velocities (PPV). Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. The proposed project would only

cause elevated vibration levels during construction, as the proposed project would not involve any uses or operations that would generate substantial groundborne vibration.

Therefore, the proposed project would not expose persons to or generate noise levels or groundborne vibration in excess of standards established in the local general plan or noise ordinance, cause a substantial temporary or permanent increase in ambient noise levels in the project vicinity above levels existing without the project, or expose people residing or working in the project area to excessive noise levels due to a public airport or private airstrip, and a ***less-than-significant*** impact would occur.

XIV. POPULATION AND HOUSING.

Would the project:

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

Discussion

a.b. The proposed Housing Element contains housing goals intended to encourage housing to meet Wheatland’s affordable housing needs and would therefore accommodate growth rather than induce growth. The RHNA for the Housing Element planning period is 499 units. Based on the average household size in the County¹¹ of 2.84 persons per household and the RHNA of 499 dwellings, implementation of the 2021-2029 Housing Element has the potential to increase the City’s population by approximately 1,417. However, as stated previously, the Housing Element is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development.

Furthermore, the proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels, and does not include any specific development proposals, nor does the project grant any entitlements for development that would induce population growth. All future residential development in the City is required to be developed in compliance with local regulations, including the General Plan and Zoning Code. Therefore, impacts related to inducing substantial unplanned population growth or displacing substantial numbers of existing people or housing would be **less than significant**.

¹¹ United States Census Bureau. *Quick Facts Yuba County*. Available at: <https://www.census.gov/quickfacts/yubacountycalifornia>. Accessed July 2021.

XV. PUBLIC SERVICES.

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

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

Discussion

a-e. The City of Wheatland is served by the Wheatland Fire Department and the Wheatland Police Department, and includes seven public and private schools as well as approximately four parks, and one community center.

The proposed project is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The goals, policies, and programs in the Housing Element would not result in any impacts associated with public services beyond what has already been contemplated in the City’s General Plan EIR. The possible impacts listed in the General Plan EIR include an increase in demand for law enforcement, fire protection, school facilities, educational facilities, and gas and electric facilities. The policies set forth in the EIR change the possible increases in demand to a less than significant impact.

The future development of any sites identified in the Housing Element would be subject to payment of applicable development impact fees at the time of building permit issuance. According to Chapter 3.26 of the City’s Municipal Code, Development Impact Fees are imposed by the City and will be collected from each new development to generate revenue. The type of development project on which the fee is imposed, as indicated from the study, will be used for acquisition, installation, and construction of the public facilities identified on the needs listed in the Development Impact Fee Report.

Payment of applicable fees by future developers would help to fund ongoing provision of public services including schools and parks within the City. Therefore, the proposed project would have a **less-than-significant** impact related to the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts.

XVI. RECREATION.

Would the project:

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

Discussion

a,b. The Housing Element is a policy-level document, which encourages the provision of a range of housing types and affordability levels, but does not include any specific development proposals. Future residential development consistent with the Housing Element could increase the use of existing neighborhood and regional parks or other recreational facilities and require the construction or expansion of recreational facilities. According to the City's Municipal Code, Section 3.26.030, park land fees are listed on the Development Impact Fee Report. The development impact fees are imposed upon a building permit for any new construction. Thus, a **less-than-significant** impact would occur with regard to recreation facilities.

XVII. TRANSPORTATION.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a-d. The proposed project includes policies and programs designed to facilitate the construction and conservation of housing to meet Wheatland’s housing needs. Subsequent residential development projects could result in an increase in traffic on City roadways. However, the Housing Element is a policy-level document that does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. For instance, Transportation and Circulation Element Policy 2.A.6 requires major development projects to include an analysis of the effects of traffic. The Housing Element is consistent with the City’s General Plan, and the goals, policies, and programs in the Housing Element would not result in any impacts associated with transportation beyond what has already been contemplated in the City’s General Plan EIR.

Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project’s transportation impacts. Per Section 15064.3, analysis of VMT attributable to a project is the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in Section 15064.3 (b)(2) regarding roadway capacity, a project’s effect on automobile delay does not constitute a significant environmental impact under CEQA.

Furthermore, because the Housing Element is a policy-level document, and site-specific designs or proposals are not included, an assessment of potential site-specific impacts resulting from future development proposals is not possible at this time. The location and nature of future residential development within the City would continue to be guided by the Wheatland General Plan and Zoning Code, and future housing projects would continue to be reviewed through the City’s entitlement process to ensure that future projects are consistent with all General Plan goals, objectives, and policies related to transportation.

Based on the above, the proposed project would have a **less-than-significant** impact related to conflicting with a program, plan, ordinance, or policy addressing the circulation system, conflicting with CEQA Guidelines section 15064.3, subdivision (b), substantially increasing hazards, or resulting in inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES.

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

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

Discussion

a,b. In compliance with AB 52 (PRC Section 21080.3.1), a project notification letter was distributed to United Auburn Indian Community of Auburn Rancheria on August 19, 2021 and a request to consult has not been received to date. In compliance with SB 18, project notification letters were distributed to Estom Yumeka Maidu Tribe of the Enterprise Rancheria, Mooretown Rancheria of Maidu Indians, Tsi Akim Maidu, Strawberry Valley Rancheria, Tsi Akim Maidu, and United Auburn Indian Community of Auburn Rancheria on August 19, 2021 and comments have not been received.

The proposed project is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The goals, policies, and programs in the Housing Element would not result in any impacts associated with tribal cultural resources beyond what has already been contemplated in the City’s General Plan and Zoning Code.

Furthermore, because the Housing Element is a policy-level document, and site-specific designs or proposals are not included, an assessment of potential site-specific impacts resulting from future development proposals is not possible at this time. The location and nature of future residential development within the City would continue to be guided by the Wheatland General Plan and Zoning Code, and future housing projects would continue to be reviewed through the City’s entitlement process to ensure that existing tribal cultural resources within the City are preserved, and that future projects are consistent with all General Plan goals, objectives, and policies.

Therefore, the proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource, and a **less-than-significant** impact would occur.

XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a-e. The Housing Element is a policy-level document that does not include any specific development proposals and, thus, the proposed project would not directly result in the relocation or construction of new or expanded utilities. Future development occurring pursuant to the Housing Element would be subject to payment of applicable City fees used to fund new utility connections and necessary utility improvements. Future development proposals would be reviewed by the appropriate service agencies as part of the development application review process in order to ensure that sufficient capacity in all utilities would be available to maintain desired service levels. Any future residential development would increase the demand for solid waste services in the area and would increase the amount of solid waste generated and sent to local landfills. The landfill serving Wheatland includes the Recology Ostrom Road Landfill. The Recology Ostrom Road Landfill has a maximum permitted daily throughput of 3,000 tons and an anticipated closure date of 2066.¹² In addition, all new developments would adhere to Municipal Code Chapter 8.4, which regulates refuse collection. In addition, Policy # 23 in the Housing Element specifically sets for the policy to prioritize sewer and water rights for multi-family development, which would ensure that any new affordable housing development in Wheatland would not result in a significant impact relating to the inadequate provision of public utilities such as water and sewer.

According to Chapter 3.26 of the Municipal Code, Development Impact Fees are imposed for the issuance of a building permits and residential construction to generate revenue. The type of development project on which the fee is imposed, as indicated from the study, will be used for acquisition, installation, and construction of the public facilities identified

¹² City of Wheatland. *City of Wheatland General Plan Draft and Final Environmental Impact Report*. July 2006.

on the needs listed in the Development Impact Fee Report. Development Impact Fees can include, but are not limited to, storm drainage development, water development, wastewater collection development, and wastewater treatment development.

Thus, impacts on the City's water supplies and facilities, wastewater collection and treatment services, stormwater drainage facilities and services, electric power, natural gas, telecommunications facilities, and solid waste facilities would be ***less-than-significant***.

XX. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

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

Discussion

a-d. According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the City of Wheatland is not located within or adjacent to any Very High Fire Hazard Severity Zones or State Responsibility Areas.¹³ In addition, according to the City’s General Plan EIR, the agricultural areas on the valley floor are the least fire-prone areas of the County, due to the presence of croplands, orchards, and irrigation. The relatively flat terrain of the proposed study area also makes the danger of wildland fires less hazardous. As wildland fires resulting from either natural or manmade causes occur in forest, brush, or grasslands, Wheatland is among the most fire secure areas in Yuba County. Furthermore, while not located in an area of high wildfire risk, future multi-family development occurring consistent with the Housing Element would include fire sprinklers, as required by State law. Therefore, the proposed project would not be expected to be subject to or result in substantial adverse effects related to wildfires, and a ***less-than-significant*** impact would occur.

¹³ California Department of Forestry and Fire Protection. *Yuba County, Very High Fire Hazard Severity Zones in SRA*. November, 2007.

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

Discussion

a. As discussed in Biological Resources, all development programs are subject to comply with City-wide regulations that include guidance to residential development proposed near local rivers or streams. In addition, while the potential exists for sites to contain previously undiscovered archaeological resources, Mitigation Measures from the General Plan would ensure that in the event that historic or prehistoric resources are discovered within the sites during construction activities, such resources are protected in compliance with the requirements of CEQA.

The Housing Element is a policy-level document, which encourages the provision of a range of housing types and affordability levels, and does not include specific development proposals that would have the potential to degrade the quality of the environment. Considering the above, the proposed project would not: 1) degrade the quality of the environment; 2) substantially reduce or impact the habitat of fish or wildlife species; 3) cause fish or wildlife populations to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history or prehistory. Therefore, a **less-than-significant** impact would occur.

b. The Housing Element is intended to guide future residential development throughout the City of Wheatland; thus, the analysis presented within this IS/ND is inherently cumulative. As demonstrated in this IS/ND, all potential environmental impacts that could occur as a result of project implementation would be reduced to a less-than-significant level through compliance with applicable General Plan policies, Municipal Code standards, and other applicable local and State regulations. Thus, the proposed project would not contribute any new or additional unmitigable impacts not previously analyzed in prior environmental documents. When viewed in conjunction with other closely related past, present, or reasonably foreseeable future projects, adoption of the Housing Element and associated programs would not result in a cumulatively considerable contribution to cumulative

impacts in the City of Wheatland, and the project's incremental contribution to cumulative impacts would be ***less than significant***.

- c. As described in this IS/ND, future development occurring consistent with the Housing Element would comply with all applicable General Plan policies, Municipal Code standards, other applicable local and State regulations, and mitigation measures included herein. In addition, as discussed in the Air Quality, Geology and Soils, Hazards and Hazardous Materials, GHG Emissions, and Noise sections of this IS/ND, the proposed project would not cause substantial effects to human beings, which cannot be mitigated to less-than-significant levels, including effects related to exposure to air pollutants, geologic hazards, GHG emissions, hazardous materials, and excessive noise. Therefore, the proposed project's impact would be ***less than significant***.

APPENDIX

DRAFT CITY OF WHEATLAND 6TH CYCLE (2021-2029) HOUSING ELEMENT UPDATE