

NOTICE OF DETERMINATION

TO: State Clearinghouse FROM: COUNTY OF YUBA
1400 10th Street, Room 121 Planning & Building Services Dept.
Sacramento, CA 95814 938 14th Street
Marysville, CA 95901
or
X County Clerk
County of Yuba

SUBJECT: Filing of Notice of Determination in compliance with
Section 21108 or 21152 of the Public Resources Code.

YUBA COUNTY PLUMAS LAKE SPECIFIC PLAN SP 92-04, GENERAL PLAN AMENDMENT 93-01,
and CHANGE OF ZONE 93-02
Project Title Case No.

LARRY F. BROOKS (916) 741-6419
State Clearinghouse Number Contact Person Telephone Number
(If submitted to Clearinghouse)

Located approximately two miles south of Olivehurst, encompassing approximately 5,200
acres, bounded by McGowan Parkway to the north, Hwy 70 on the east, Feather River Blvd
on the west and Bear River to the south.

Project Location
The Specific Plan proposes land use designations that would allow for the
development of 11,747 dwelling units, commercial uses, industrial uses, open space
and schools.

Project Description
This is to advise that the County of Yuba, on 9/21/93
(Date)

has approved the above described project and has made the
following determinations regarding the above described project:

- 1. The project will, X will not, have a significant
effect on the environment.
2. X An Environmental Impact Report was prepared for this
project pursuant to the provisions of CEQA.
A Negative Declaration was prepared for this project
pursuant to the provisions of CEQA.

The EIR or Negative Declaration and record of Project
approval may be examined at the
Yuba County Planning & Building Services Dept.,
938 14th Street, Marysville, CA 95901

- 3. Mitigation measures X were, were not, made a condition
of the approval of the project.
4. A statement of Overriding Considerations X was, was not,
adopted for this project.

Date Received
for Filing:

Signature
Planning & Building Services Director
Title



- 43 11. Written and oral comments to the Draft EIR have been received and responses to these  
44 comments have been prepared in the form of a final EIR.
- 45 12. The Planning Commission certified the Final EIR prepared for the Plumas Lake Specific Plan on  
46 August 4, 1993, and following a duly noticed public hearing on the same date has recommended  
47 approval of General Plan Amendment 93-01, Zone Change 93-02 and the Plumas Lake Specific  
48 Plan.
- 49 13. The environmental record prepared in conjunction with the consideration of the Plumas Lake  
50 Specific Plan includes the following:
- 51 • The Plumas Lake Specific Plan and its Financing Plan (Appendix "B");
  - 52 • The Final EIR;
  - 53 • All staff reports, public memoranda, maps, and minutes of meetings prepared by  
54 the County relating to the project and presented to the Planning Commission  
55 and/or Board of Supervisors;
  - 56 • All proceedings before the Board of Supervisors relating to the project and EIR  
57 including testimony, oral and written, and documentary evidence introduced at  
58 the public hearings of the Planning Commission and the Board of Supervisors;  
59 and
  - 60 • Matters of common knowledge to the Board of Supervisors which it considers,  
61 includes but is not limited to:
    - 62 1. The Yuba County General Plan;
    - 63 2. The Yuba County Zoning Code;
    - 64 3. The Yuba County Code;
    - 65 4. The environmental record pertaining to the *North Arboga Study Area EIR*;
    - 66 5. Other formally adopted policies and ordinances.
- 67 13. The Yuba County Board of Supervisors has reviewed the Final EIR prepared for the Plumas  
68 Lake Specific Plan, Planning Department staff reports pertaining to the EIR and Plan and all  
69 evidence received by the Planning Commission and Board of Supervisors at the duly noticed  
70 public hearings. All of these documents are incorporated by reference into this Resolution.
- 71 14. The Final EIR identified certain significant and potentially significant adverse effects on the  
72 environment caused by the Plumas Lake Specific Plan.
- 73 15. The Board of Supervisors is required, pursuant to CEQA, to adopt feasible mitigation measures  
74 or feasible project alternatives that can substantially lessen or avoid any significant  
75 environmental effects.
- 76 16. The Board of Supervisors desires, in accordance with CEQA, to declare that, despite the  
77 occurrence of significant environmental effects that cannot be substantially lessened or avoided  
78 through the adoption of feasible mitigation measures or feasible alternatives, there exist certain  
79 overriding economic, social and other considerations for approving the Plumas Lake Specific  
80 Plan that the Board of Supervisors believes justify the occurrence of those effects.

82 NOW, THEREFORE, the Board of Supervisors of the County of Yuba does hereby resolve as  
83 follows:

- 84 1. It is hereby certified that the Final EIR has been completed in compliance with CEQA.
- 85 2. It is hereby certified that the Final EIR has been presented to the Board of Supervisors which  
86 has reviewed and considered the information and analysis contained therein before making the  
87 findings attached hereto, adopting the mitigation monitoring program as set forth in the Final  
88 EIR as revised by Resolution 93-19 and as may be further revised by this resolution, and issuing  
89 the statement of overriding considerations, all of which are on file with the Yuba County  
90 Department of Planning and Building Services.
- 91 3. The Commission finds, pursuant to Public Resources Code §21081 and CEQA Guidelines  
92 §15091, that many of the proposed mitigation measures described in the Final EIR are feasible,  
93 and therefore will become binding upon the County and affected land owners and their assigns  
94 or successors in interest when the Board of Supervisors approves the Specific Plan and that other  
95 proposed mitigation measures are infeasible.
- 96 4. The Board of Supervisors resolves that this Resolution will become, upon adoption, incorporated  
97 into the Plumas Lake Specific Plan. Thereafter, when any proposed specific project within the  
98 Plumas Lake Specific Plan area is reviewed for its consistency with the Specific Plan, the  
99 conditions of said proposed project will have to be deemed consistent with the Plumas Lake  
100 Specific Plan and the conditions and mitigations set forth herein, prior to approval of the  
101 proposed project.
- 102 5. As set forth in its findings of fact, the Board of Supervisors hereby finds that none of the  
103 proposed project alternatives set forth in the Final EIR can feasibly substantially lessen or avoid  
104 the significant adverse environmental effects that will not be substantially lessened or avoided by  
105 adoption of all feasible mitigation measures.
- 106 6. In order to comply with Public Resources code §21080.6, the Board of Supervisors hereby  
107 adopts the mitigation monitoring and reporting program as set forth in the Final EIR except as  
108 modified herein. The program is designed to ensure that, during project implementation the  
109 County, affected landowners, their assigns and successors in interest and any other responsible  
110 parties comply with the feasible mitigation measures identified below. The mitigation monitoring  
111 and reporting program identifies, for each mitigation measure, the party responsible for  
112 implementation.
- 113 7. Since the adoption of all feasible mitigation measures will not substantially lessen or avoid all  
114 significant adverse environmental effects caused by adoption of the Plumas Lake Specific Plan,  
115 the Board of Supervisors hereby issues, pursuant to CEQA Guidelines §15093 and attached  
116 hereto, a statement of overriding considerations that render those effects acceptable.
- 117 8. The Draft and Final EIRs set forth environmental impacts that would be significant or  
118 potentially significant in the absence of mitigation measures. As to each such impact, the Board  
119 of Supervisors hereby finds that changes or alterations incorporated into the Plan mitigate or  
120 substantially lessen the significant or potentially significant impacts. Also set forth are impacts  
121 that are significant and unavoidable that cannot be substantially lessened or avoided through the  
122 adoption of feasible mitigation measures or feasible alternatives. As to those impacts, the Board  
123 of Supervisors hereby finds that there exist certain overriding social, economic or other  
124 considerations for approving the Plan that the Board of Supervisors believes justify the  
125 occurrence of those impacts.

- 126 9. The Board of Supervisors finds that subject to the approval of General Plan Amendment 93-01  
127 to designate the Plan area as "Planning Reserve", the Plumas Lake Specific Plan is consistent  
128 with the Yuba County General Plan for all of those reasons set forth in the text of the Plumas  
129 Lake Specific Plan, and that the use of the specific plan approach provides the most  
130 comprehensive and complete method for implementing the goals and policies of the General  
131 Plan.
- 132 10. Based upon all of the foregoing and on the facts set forth in the Statement of Overriding  
133 Considerations and other findings contained within this Resolution, the Board of Supervisors: 1)  
134 approves General Plan Amendment 93-01, designating the land contained within the Plumas  
135 Lake Specific Plan as "Planning Reserve"; 2) approves the Plumas Lake Specific Plan, as  
136 amended; and, approves Zone Change 93-02, zoning the land in question as "Planning Reserve  
137 (PR)".

138

139 **Amendments to the Plumas Lake Specific Plan and**  
140 **Mitigation Monitoring and Reporting Program, as Drafted**

- 141 1. The proposed road way identified as "Collector Road 'F'" on Figure 3.3.3 is hereby deleted.
- 142 2. Pages 83 and 84 and Figure 4.5.1 (Drainage) are hereby modified as recommended by staff and  
143 distributed to the Commission and Board of Supervisors.
- 144 3. The "Project Proponent" for the Plumas Lake Specific Plan is the County of Yuba. Some  
145 confusion exists in the identification of "project proponent" as the funding source in the  
146 Mitigation Monitoring Program for a number of identified mitigation measures. All such  
147 references are hereby amended to read "County" with recognition that the County may fund  
148 such mitigation through financial mechanisms it may establish on developing properties or may  
149 assign such responsibility through conditions it may impose upon subsequent entitlements such  
150 as tentative subdivision maps.
- 151 4. On the basis of all evidence before the Board of Supervisors, there is no evidence to suggest the  
152 disposal or release of potential ground water contaminants from the All-Pure facility and the  
153 Board of Supervisors finds the requirement for ground water testing within the Specific Plan area  
154 to be unnecessary. As a result mitigation measure "4d" on page I-5 of the Final EIR and the  
155 corresponding measure "6d" of the Mitigation Monitoring and Reporting Program is hereby  
156 deleted.
- 157 5. A new Section 3.7.7 is hereby added to read as follows:  
158 "Structural changes in the manner in which local governments are funded in California are  
159 having a profound effect upon land use policies. The transfer of property tax and other revenues  
160 away from counties and special districts to fund State government has left a substantial revenue  
161 void where funds were previously available for vital local public services.  
162 At present it is not known whether these structural changes, as exemplified by the property  
163 tax transfer of 1993, represent a permanent departure from long term fiscal policies in California  
164 or only a temporary fiscal crisis which will eventually lead to structural reform. Currently there is  
165 a proposal endorsed by the California State Association of Counties (CSAC) which would place  
166 a constitutional amendment on the State ballot in November 1994 to return local property tax  
167 revenues to local governments. Such an amendment might conceivably return to local  
168 governments a stable funding base which could be used to fund local public services.  
169 Until such a time as these fiscal issues may be resolved, however, prudent public policy  
170 requires that alternative means of funding increased local public services associated with growth

171 within the Specific Plan area be provided. As discussed elsewhere in the Plan, the County and  
 172 the Olivehurst Public Utility District have already created the fiscal framework needed to  
 173 provide public infrastructure within the Plan area through a variety of mechanisms which  
 174 include Mello-Roos Districts and impact fees for capital facilities. In addition to these,  
 175 mechanisms must be established to provide on-going funding for local government operations  
 176 and maintenance.

177 **Measures to Provide On-going Funding for Local Government Operations and**  
 178 **Maintenance within the Plumas Lake Specific Plan**

- 179 1. The County will cause the formation of County Service Areas, or similar funding district  
 180 mechanisms for the purpose of funding the proportionate share of local government operations  
 181 and maintenance costs associated with development within the Plan area.
- 182 2. Prior to granting development entitlements within the Plan area, the County will require  
 183 annexation into such district or districts.
- 184 3. The County will require developers within the Plan area to fund the County costs  
 185 associated with studies required to determine the proportionate shares of public services and  
 186 administrative costs as part of individual project reviews.
- 187 4. In the event that State level structural fiscal reform should once again result in a more  
 188 collective approach to funding local government operations and maintenance costs, the funding  
 189 mechanisms identified in this section shall be reevaluated and adjustments shall be implemented  
 190 to promote and equitable distribution of fiscal burden within the County.”

191 **Impacts Identified as Significant But Mitigatable to a Level**  
 192 **of Less Than Significant**

193 The Board of Supervisors finds that the Final EIR identified the following impacts set forth  
 194 below which will be mitigated to a level of less than significant. The numbering of these impacts  
 195 corresponds to those employed in the “Summary of Impacts and Mitigation Measures”  
 196 contained on page I-4 *et. seq.* of the Final EIR.

197 **Land Use**

- 198 3. **Impact:** The potential conflict between proposed residential uses and commercial, business and  
 199 infrastructure uses.

200 **Facts:** The Plumas Lake Specific Plan contains special setback requirements, noise attenuation  
 201 standards and other design guidelines for mitigating this potential conflict. A process for  
 202 implementing such features in specific development proposals is established in the Design  
 203 Review mechanism.

- 204 4a-i. **Impact:** The impact to public health and safety associated with proximity of residential areas to  
 205 the All-Pure Chemical facility.

206 **Facts:** As to 4a, Evacuation Plan, such a plan should be prepared by the local Office of  
 207 Emergency Services under their general responsibilities and with information provided through  
 208 compliance with Health & Safety Code §25534. The costs of such a Plan may be imposed upon  
 209 any development benefiting from such a plan as a condition of approval of subdivision or other  
 210 entitlements.

211 As to 4(b), an early warning siren, responsibility for determining the type, spacing and operating  
212 conditions of such devices lies with the County Office of Emergency Services. In the event that  
213 such a system is not provided community-wide, developments within the Plumas Lake Specific  
214 Plan may be required to provide such devices as may be reasonably related to the benefits to  
215 their projects to the standards and specifications of the Yuba County Office of Emergency  
216 Services.

217 As to 4(c), periodic testing and maintenance of automatic shut-off and detection devices, Health  
218 & Safety Code §25534(c)(6) requires the RMPP to include auditing and inspection procedures.  
219 This requirement exists in State law and obviates the need for duplicate plans.

220 As to 4(d), ground water testing, no evidence has been submitted in the environmental record for  
221 the Specific Plan or any other information which is known to the County which indicates an  
222 existing or potential source of ground water pollutants from the All-Pure facility. As a result, no  
223 mitigation is found to be necessary.

224 As to 4(e-f), the proposed setback for residential development based upon the 50 dB  $L_{eq}$  contour  
225 and the planned detention basin is hereby included in the feasible mitigation measures to be  
226 employed.

227 As to 4(g), the RMPP is not a land use Plan and cannot contain requirements affecting land use  
228 of surrounding properties as regulated through the County's General Plan, the Specific Plan nor  
229 other applicable codes. Therefore consistency with the RMPP cannot be determined nor  
230 required.

231 As to 4(h-i), relating to public disclosure and the intent of the Specific Plan, they are hereby  
232 included in the feasible mitigation measures to be employed.

233 An additional mitigation measure is hereby established as follows:

234 "No residential dwelling units shall be permitted within 2000 feet of any equipment or  
235 storage vessels used for hazardous materials at the All-Pure Chemical Co. facility unless the  
236 Board of Supervisors has determined through the RMPP process or at any subsequent time that  
237 either: the risk of release of such materials due to accident or other factors has been reduced to  
238 insignificant levels through the installations of containment or control devices; or, that the use of  
239 such materials on the site has ceased."

## 240 **Biological Resources**

241 1. **Impact:** The development of the Specific Plan will contribute to the loss of valuable wildlife  
242 habitat.

243 **Facts:** The Specific Plan and EIR identifies the general locations of habitats of threatened or  
244 endangered species and wetland areas. The specific development projects which may be  
245 subsequently considered in these areas will be required to provide more detailed studies as to the  
246 actual presence of such listed species.

247 As to general habitat for waterfowl provided by rice land, the Planning Commission finds that  
248 the history of rice land in production over the past ten years and waterfowl populations over that  
249 period of time, does not provide a valid correlation that such loss within the Plumas Lake  
250 Specific Plan constitutes a significant impact upon such wildlife. Furthermore, the amount of  
251 such acreage is relatively small in relation to the total land in production and annual fluctuations  
252 in planted acreage.

253 2-4. **Impact:** Development within the Plan may destroy or impact the riparian forest and scrub  
254 communities and seasonally ponded or federally regulated wetlands areas within the Plan.

255 **Facts:** Such areas are small and isolated. Mitigation measures proposed will avoid and buffer  
256 such areas or their disturbance or fill will require permits under §404 of the Clean Water Act.  
257 The Board of Supervisors finds, in accordance with CEQA Guidelines §15091(a)(2) that  
258 responsibility to mitigate such potential wetland impacts lies with the US Army Corps of  
259 Engineers.

## 260 **Air Quality**

261 1-2 **Impact:** Development within the Plan may lead to emissions from construction equipment and  
262 fugitive dust during construction periods.

263 **Facts:** Although the construction period for the Plan will extend over many years, the actual  
264 activities will be localized to specific projects and can be feasibly mitigated by measures  
265 proposed.

## 266 **Traffic**

267 1-12 **Impact:** Existing plus project traffic projections will exceed the capacity of a number of  
268 intersections and State Highway interchange locations.

269 **Facts:** Proposed mitigation measures for signalization improvements and lane modifications will  
270 reduce congestion levels to within new intersection capacities. In addition, design policies as to  
271 the location of neighborhood parks, schools and commercial facilities embodied within the Plan  
272 will encourage the greater use of alternate modes of transportation. The required process for  
273 construction of improvements to state highways includes the development of Project Study  
274 Reports to be funded through the financing mechanisms of this Plan which processes include the  
275 requirement for more detailed environmental analysis given highway design configurations  
276 studied.

277 13-29 **Impact:** The addition of cumulative traffic increases to existing and project projected traffic  
278 will cause further problems, exceeding the capacity of a number of intersections and State  
279 Highway interchange locations.

280 **Facts:** Identified additional lane improvements and signal improvements will maintain levels of  
281 service within acceptable limits. The Plan includes measures for the development of "park-and-  
282 ride" facilities at key interchange locations to reduce regional traffic on the state highways.

## 283 **Public Infrastructure**

284 1-5f **Impacts:** Existing Infrastructure within the Plan area was not designed to support urban  
285 populations and to meet current standards.

286 **Facts:** The Plumas Lake Specific Plan contains the description of systems for waste water  
287 collection and treatment, water treatment and distribution, and a drainage and flood control  
288 plan which meets current standards and accepted engineering criteria for such improvements. A  
289 plan for the financing of these systems is contained within Appendix 2 of the Specific Plan.

## 290 **Noise**

291 1-2 **Impacts:** Existing noise sources may impact proposed residential lands.

292 **Facts:** The Plan includes standards for acceptable levels of noise and policies requiring acoustic  
293 studies in certain situations and the requirement of noise attenuation in certain situations.

#### 294 **Fire Protection**

295 1-2 **Impacts:** The Specific Plan creates a need for expanded fire protection facilities and services  
296 especially in urban structural fire potential.

297 **Facts:** A mechanism for the collection of fees from new development is in place in Yuba County  
298 which is projected to generate in excess of \$8 million for such facilities within the Plan area. In  
299 addition, the Plan contains standards which achieve and exceed the requirements of the current  
300 Uniform Fire Code.

301 The Fire Protection mitigation measure identified as "1a" on page I-28 of the Final EIR shall read  
302 as follows: "Proponents shall provide for a new 24-hour fully manned fire station located in the  
303 southern portion of the Plan area."

#### 304 **Law Enforcement**

305 1-2 **Impacts:** The Specific Plan will create an additional large population requiring police  
306 protection.

307 **Facts:** The Plan contains policies for the expansion of law enforcement services and  
308 encouragement of community-based policing. Yuba County is in the process of expanding its  
309 main jail facilities at the time of consideration of the Plan. In addition, the fee schedules in effect  
310 in Yuba county will create additional revenues beyond the new property and sales taxes  
311 generated through the project which are designated, in part, for necessary additions to the  
312 Sheriff's facilities. Finally, the Plan includes measures for constructing safer homes and buildings  
313 which can be enforced through the design review process.

#### 314 **Solid Waste**

315 1 **Impacts:** The development accommodated by the Plan will create additional sources of solid  
316 waste generation.

317 **Facts:** The County and the franchise solid waste collection company have plans for the  
318 expansion of landfill capacity and have recycling programs in effect.

#### 319 **Parks and Recreation**

320 1 **Impacts:** The Specific Plan will contain a population which requires additional recreation  
321 opportunities.

322 **Facts:** The Plan contains a program for the acquisition of the maximum amount of park land  
323 allowed under state law. Parks will be provided to fill both community and neighborhood needs.  
324 The standards for the collection of park in-lieu fees are more stringent than exist elsewhere in  
325 Yuba County.

#### 326 **Schools**

327 1 **Impacts:** The Specific Plan will create a significant need for new school facilities.

328 **Facts:** The Plan contains standards for the siting of needed school facilities and policies for the  
329 full use of available funding mechanisms. The actual development of school facilities is a  
330 complicated process involving a number of levels of government in California. The Plan

331 recognizes that ultimately the responsibility for providing educational services rests with the  
332 individual school districts involved. The Plan encourages such districts to assign staff to work on  
333 an on-going basis with the officers of the County and developers within the Plan area to provide  
334 needed facilities and to make use of enabling laws and ordinances of the County to fund such  
335 facilities.

### 336 **Cultural Resources**

337 1 **Impact:** The Plumas Lake Specific Plan contains no known historic or pre-historic sites.  
338 However, the possibility of the presence of unknown pre-historic sites exists.

339 **Facts:** The normal county practice of requiring site-specific field surveys by qualified  
340 professional is required for all developments at the time they may be proposed.

### 341 **Risk of Upset**

342 1 **Impacts:** Two known sites of possible toxic contamination are present within the Plan area.

343 **Facts:** The investigation of the potential hazard from these sites will be required prior to the  
344 development of each site or adjoining property.

345

### 346 **Impacts Identified as Significant and Unavoidable**

347 The Board of Supervisors finds that the following impacts were found by the EIR to be  
348 significant and unavoidable, indicating that they cannot be substantially lessened or avoided with  
349 the adoption of feasible mitigation measures. However, the Board of Supervisors specifically  
350 finds that in the light of the overriding social, economic and other benefits which the Plumas  
351 Lake Specific Plan provides, and as stated in the Statement of Overriding Considerations, these  
352 impacts are rendered acceptable.

### 353 **Land Use**

354 1 **Impact:** The Plumas Lake Specific Plan will cause the loss of substantial agricultural land by  
355 direct conversion to urban uses and will endanger agricultural lands adjacent to the Plan  
356 boundary by a potential for urban/agricultural conflicts.

357 **Facts:** Of the approximately 5000 acres of agricultural land within the Plan area, less than 10%  
358 is classified as Prime agricultural land. This low percentage of prime farm land is lower than  
359 other portions of the county and is a major factor in the selection of the site for planned urban  
360 expansion as opposed to other locations. Mitigation measures embodied in the Plumas Lake  
361 Specific Plan will partially control the impacts of adjacent conflicting uses by the establishment of  
362 a buffer and a method for individual considerations on a project-by-project basis through  
363 involvement of the County Agricultural Commissioner. The disclosure of potential conflicts to  
364 buyers of properties adjacent to agricultural operations on the perimeter of the Plan area is  
365 required. Further mitigation of this impact is only possible through drastic changes to the Plan in  
366 terms of density and uses allowed and would still result in some adverse effect upon those  
367 reduced populations. The Board of Supervisors finds that this may have an adverse effect on the  
368 viability of financial measures to develop needed public facilities in the Plan area. No  
369 development of this area is the only way to mitigate this effect. The Board of Supervisors finds,  
370 however, that this alternative as stated in the Findings regarding project alternatives, is not  
371 feasible.

372 2 **Impact:** Possible impact to public health could occur to populations adjacent to agricultural  
373 lands on the perimeter of the Plan as a result of the drift from aerial spraying on those lands.

374 **Facts:** The buffer area and setbacks for residential structures within the buffer partially  
375 mitigates against the probability and degree of such potential exposure. The control of such  
376 agricultural chemicals by state and federal agencies partially mitigates the degree of such hazard  
377 as compared to past practices. Further mitigation to reduce the potential impact to zero is due to  
378 the nature and unpredictability of wind patterns. Further mitigation of this impact is only  
379 possible through drastic changes to the Plan in terms of density and uses allowed and would still  
380 result in some adverse effect upon those reduced populations. The Board of Supervisors finds  
381 that this may have an adverse effect on the viability of financial measures to develop needed  
382 public facilities in the Plan area. No development of this area is the only way to mitigate this  
383 effect. The Board of Supervisors finds, however, that this alternative as stated in the Findings  
384 regarding project alternatives, is not feasible.

### 385 **Air Quality**

386 3 **Impact:** The development of the Plan could add to the cumulative decline of air quality in the  
387 area.

388 **Facts:** The Plumas Lake Specific Plan will develop automobile transportation alternatives to  
389 encourage reduced vehicular emissions. Such measures include distributed transit facilities,  
390 regional park-and-ride lots, and facilities and policies for the development of a bicycle path  
391 network. The location of neighborhood parks, schools and commercial facilities within  
392 convenient range of such alternative modes of transportation encourage their use.

393

### 394 **Findings Regarding Project Alternatives**

395 The Board of Supervisors's findings relating to the alternatives described in the Draft and  
396 Final EIR are set forth below.

397 As set forth in the foregoing, the adoption of the Plumas Lake Specific Plan as proposed  
398 will cause the following significant adverse effects, which cannot be substantially lessened or  
399 avoided with the adoption of all feasible mitigation measures: conversions of agricultural lands to  
400 urban uses and the threat of urban/agricultural conflicts with respect to surrounding agricultural  
401 lands; and increased generation of air quality pollutants, decreasing local and regional air  
402 quality.

403 Because mitigation measures have failed to reduce potential effects to insignificant levels,  
404 the Board of Supervisors has considered whether any of the project alternatives outlined in the  
405 EIR could feasibly substantially lessen or avoid those effects while satisfying the objectives of the  
406 Specific Plan. As explained below, the Board of Supervisors concludes that none of the proposed  
407 alternatives could feasibly meet the Plan's objectives or substantially lessen the effects of the Plan,  
408 and thus has decided to approve the Plan as proposed and as amended by this Resolution with  
409 all feasible mitigation measures outlined above. The Board of Supervisors makes the following  
410 findings regarding the alternatives to the Plumas Lake Specific Plan discussed in the Draft and  
411 Final EIR.

412 **No Project/No Development Alternative** (Draft EIR, Page IV-3)

413 **Findings:** The Board of Supervisors finds that the No Project Alternative would avoid most of  
414 the significant adverse effects noted above but that this alternative cannot feasibly achieve the  
415 goals of the Plumas Lake Specific Plan as described in Section 2.1 of the Specific Plan.

416 **Discussion:** The No Project Alternative is infeasible because it fails to respond to pressures for  
417 growth in a comprehensive and planned manner insuring adequate levels of services for new or  
418 expanded populations. It fails to take advantage of opportunities for improved and diverse  
419 housing, for the development of needed recreational opportunities and for economic  
420 development of the County. The No Project Alternative would leave pressures for development  
421 and housing for expanding populations to seek other areas which may involve higher percentage  
422 of prime agricultural land, greater environmental impacts or economic burdens to provide  
423 adequate levels of services. The No Project Alternative rejects the interests of the County to  
424 provide long range, comprehensive planning and to integrate individual proposals for  
425 development into overall plans having consistent standards and levels of quality leading to  
426 balanced communities.

#### 427 **Reduced Project** (Draft EIR, Page IV-4)

428 **Findings:** The Reduced Project Alternative would limit the Plan to the northerly 3045 acres of  
429 the proposed planning area. The Board of Supervisors finds that this alternative is infeasible  
430 because it merely reduces the time frame for the Plan, its ability to absorb growth, and may  
431 jeopardize the ability of the development involved to generate sufficient resources for making  
432 needed public improvements.

433 **Discussion:** The Reduced Project alternative is described in the EIR as reducing but not  
434 avoiding the impacts identified above. It does this by reducing the area planned for urbanization  
435 to the northern half of the proposed Plan area. This is found to result in a similar relationship of  
436 impacts to the development proposed but may yield insufficient resources to complete the more  
437 major elements of infrastructure such as freeway interchange improvements and new waste  
438 water treatment facilities. Furthermore, the Board of Supervisors views the Reduced Project  
439 Alternative as merely fulfilling less of a projected ability to accommodate growth and providing a  
440 lesser time frame for build-out than the 20 to 30 years envisioned in the Plumas Lake Specific  
441 Plan as proposed. This alternative is only less comprehensive and less long-range without  
442 significantly lessening or avoiding the significant effects of such growth as the Plan would allow.

#### 443 **Alternative Locations** (Draft EIR, page IV-6)

444 **Findings:** The Board of Supervisors concurs with the statements that feasible alternative  
445 locations to carry out the 5200 acres of urban uses and supporting public facilities does not exist  
446 within the County. The Board of Supervisors finds that the General Plan of the County  
447 encourages the expansion of existing urban service systems and encourages the protection of  
448 agricultural lands while directing future urban expansions toward the less productive soils.

449 **Discussion:** The Plumas Lake Specific Plan area contains a preponderance of non-prime soils  
450 and is adjacent to the largest urban community in Yuba County. The location of the Plan  
451 adjacent to Highway 70, provides opportunity for the realization of a significant potential for  
452 economic development and lower costs for the development of major transportation routes for  
453 alternative locations which lack such proximity to an existing highway. The Board of Supervisors  
454 takes note of the fact that the flight operations of Beale AFB make a majority of the area to the  
455 east of the Plan location infeasible for urban development.

457 **Findings Regarding Growth-Inducing, Cumulative and**  
458 **Secondary Effects** (Draft EIR, Pages V-1-V-3)

459 **Findings:** The EIR arrives at certain conclusions regarding the growth-inducing and  
460 cumulative effects of approving the Plumas Lake Specific Plan. These include fostering and  
461 providing a favorable climate and location for business growth in the Plan area and removing  
462 obstacles for growth by providing waste water treatment systems, water treatment capacity, and  
463 fire and police facilities in the area which could be expanded to serve additional growth. The  
464 Board of Supervisors finds that such facilities are not planned to have excess capacity to serve  
465 additional growth, and that while there may be efforts by surrounding land owners to obtain  
466 entitlements to develop their properties, the Plan contains more-or-less permanent boundaries  
467 resulting from existing physical barriers such as the Highway 70 and the Bear River or provides  
468 buffers separating the denser portions of the Plan from such surrounding properties.  
469 Furthermore, the Board of Supervisors finds that the size, comprehensiveness and long-term  
470 build-out of the Plan, as proposed, will provide multiple opportunities and choices for  
471 development interests into the foreseeable future, thus reducing the pressures for other  
472 development in areas not planned for urban uses.

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### **Statement of Overriding Considerations**

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As set forth in this Resolution, the approval of the Plumas Lake Specific Plan, as proposed, will result in significant adverse environmental effects which cannot be substantially lessened or avoided with the adoption of all feasible mitigation measures or with adoption of feasible project alternatives.

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Despite the occurrence of these effects, the Board of Supervisors chooses to approve the Specific Plan, General Plan Amendment 93-01, and Zone Change 93-02 because, in its view, the social, economic and other benefits that the Plan will produce will render the significant effects acceptable. These benefits include:

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#### **Expansion of the Tax Base and Economic Benefits**

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The implementation of the Plumas Lake Specific Plan will broaden the tax and overall economic base of the County through the addition of approximately 11,700 homes, the development of over 7 million square feet of commercial and industrial space and the provision of over 14,000 permanent jobs. In addition, a significant number of temporary jobs resulting from construction of project facilities over the 20 to 30 year build-out projected, will occur. The County and Board of Supervisors have aggressively sought the location of business and clean industry to Yuba County and the job/housing ratio of over 1:1 in the Plan will exceed all other areas of the County. The Board of Supervisors finds that the substantial Financing Plan contained within Specific Plan will enable needed public improvements to be developed without obligation to the existing residents of the County making the benefits of the expanded tax base and economic development of benefit to the entire County.

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#### **Diversification of the County's Housing Stock**

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The adoption and implementation of the Plumas Lake Specific Plan will result in a broader diversity of housing choice and substantial entry level new housing within the County.

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#### **Improved Community Facilities**

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The Plan contains provisions for a community center, medical center, community parks, and broader commercial services than presently exists to serve the developed Olivehurst Community. The Board of Supervisors finds that by their nature, these facilities can and will serve the needs of population outside of the Plan area enhancing commercial, medical, recreational, and other services available to the greater Olivehurst area.

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#### **Comprehensive Planning**

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The Board of Supervisors finds that the Plumas Lake Specific Plan will result in the creation of a large, comprehensively planned area, served by adequate public facilities and developed under processes for design review and environmental mitigation which will enhance the lives of future residents with amenities not otherwise available to them through incremental development carried out under existing standards and plans.

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512 **Passed and Adopted** at a regular meeting of the Yuba County Board of Supervisors of the State of  
513 California on the 21st day of September, 1993, by the following vote:

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516 AYES: Supervisors Hastey, Mistler, Mathews, Palmquist and Saunders

517 NOES: none

518 ABSENT: none

519 ABSTAIN: none

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Chairman of the Yuba County Board of Supervisors

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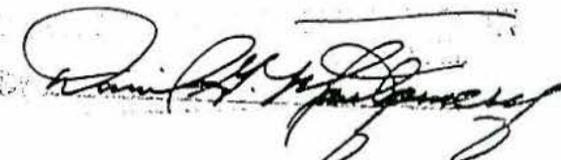
527 ATTEST:

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530   
531 Clerk of the Board of Supervisors

Teena L. Carlquist, Deputy



The foregoing instrument is a correct copy of the original on file in this office

ATTEST: I  
Clerk of the board of supervisors of the  
County of Yuba, State of California

By   
Deputy

Date September 21, 1993

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## PROJECT LOCATION AND DESCRIPTION

### A. PROJECT LOCATION

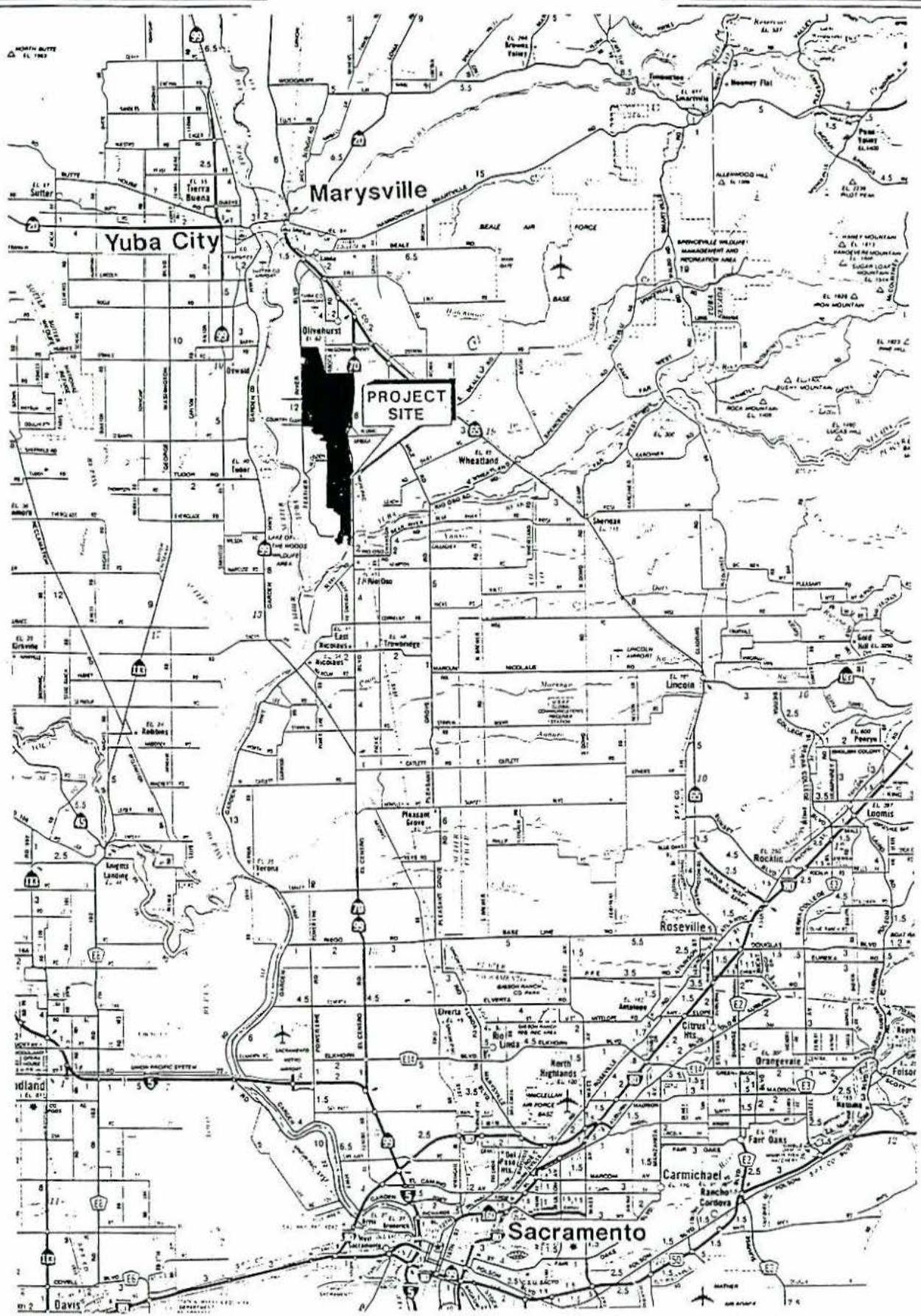
The general location of the proposed project is approximately two miles south of the community of Olivehurst in Yuba County and continuing down the Highway 70 corridor to the Yuba/Sutter County line. The regional location of the project is shown on Figure 1. The project area encompasses approximately 5,200 acres and has approximate boundaries that include McGowan Parkway to the north, the Bear River to the south, Feather River Boulevard to the west and State Highway 70 to the east. A specific location map appears on Figure 2. The project site is shown on the Olivehurst, California USGS map as being located in: Range 4 East, Township 14 North, Sections 18, 19, 20, 29, 30, 31 and 32 M.D.M.; Range 4 East, Township 13 North, Sections 4 and 5; and, on the Nicholas California USGS map: Township 13 North, Range 4 East, Sections 8, 9, 16 and 17. An aerial photograph of the project site appears on Figure 3.

### B. PROJECT DESCRIPTION

#### BACKGROUND

The Plumas Lake Specific Plan is a document initiated by Yuba County to provide direction to development for an approximately 5,200 acre area located in southern Yuba County south of the community of Olivehurst. The County's interest in providing this Specific Plan was prompted by:

- Heightening developer interest in the area
- Lack of public facilities, particularly sewer and circulation to serve future development. (Failing septic systems have been a problem in the area.)
- Critical drainage problems
- The need to coordinate individual developments
- The need for advance planning to ensure high quality development

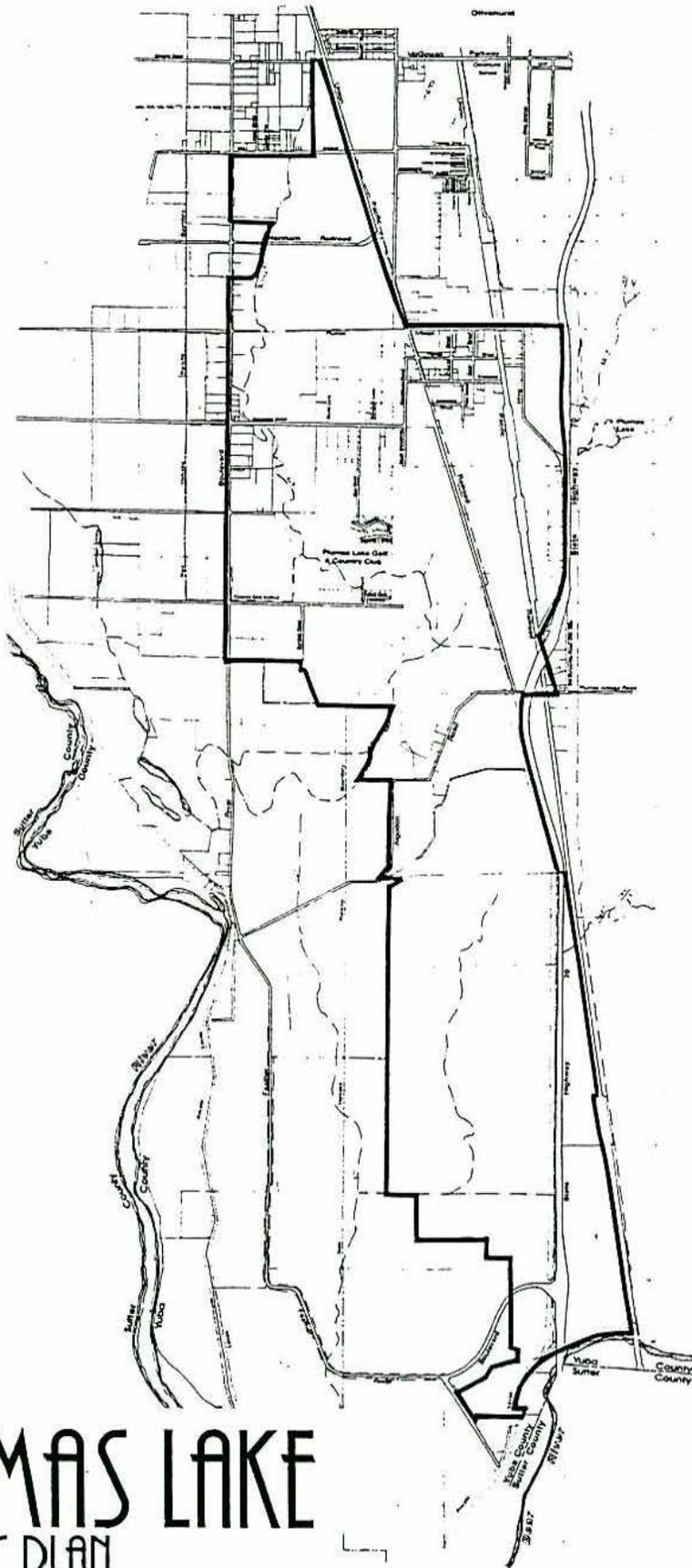


PLUMAS LAKE SPECIFIC PLAN - EIR

FIGURE 1

REGIONAL LOCATION MAP





# PLUMAS LAKE SPECIFIC PLAN

PLUMAS LAKE SPECIFIC PLAN - EIR

**SPECIFIC LOCATION MAP**

FIGURE 2



Previous planning efforts, intended to direct urbanization of southern Yuba County, date back to late 1990. Various technical studies and land planning efforts were prepared, by a variety of consultants, at the County's direction. The direction then, as in this process, was to focus future development into an area that is most appropriate in terms of extensions of public services, infrastructure, and environmental sensitivity. The previous effort stalled in late 1991. Preparation of the Plumas Lake Specific Plan and this Environmental Impact Report began in early 1992.

Currently the Plan Area is comprised of a variety of land uses. Agricultural uses are primarily rice fields scattered throughout the Plan Area and concentrated in the southern half, and orchards, along the western boundaries. Soil conditions in and around the Plan Area are the driving influences that have created the agricultural use patterns and have led to more intense agricultural mixes, off-site, to the west of the Plan Area boundary.

Residential land uses within the Plan Area are exclusively single family residential. The parcels range from large agricultural, 40 acre, homesites to smaller, 1/3 acre, suburban type subdivisions that are adjacent to the existing Plumas Lake Golf Course. Other 1 acre to 10 acre residential ranchettes are clustered in the northeast corner of the Plan Area, west of Highway 70 and south of Plumas Arboga Road.

Industrial land uses within the Plan Area can be found along Plumas Arboga Road where it fronts and parallels Highway 70. The other industrial land uses in the area are off-site, fronting Feather River Road. There are two major industrial developments contiguous to the Plan boundary and another on the west side of Feather River Boulevard. These uses are along the northern most portion of the west boundary.

The environmental setting in the Plan Area is diverse. A combination of farming practices and solutions to storm drainage problems have led to extensive alterations of the natural environment. These two activities as well as scattered residential development and the existing golf course, have basically re-created the environmental setting. What little remains in more or less native habitats is confined to the drainage courses that run through the Plan Area. These drainage ways are improved channels that have been altered and, in many cases, re-aligned to accommodate runoff. Any resemblance to a natural wildlife habitat along them is confined to a small band of vegetation that has grown up on either side.

Flooding within the Plan Area has historically been a problem. The vicinity is the lowest point within Yuba County and in the past, received runoff from all areas to the north and east. Over the years, several man-made features have been built, features that have cut the area off from up stream contributions. Highway 70 and the two railroad grades, which run north and south along the eastern portions of the Plan Area, have created levee like structures which prevent upstream flows from continuing their historic paths across the Plan Area. The name Plumas Lake comes from the former existence of a rather large inundation area that used to lie in the middle of what is now the Plan Area. The man-made structures mentioned above have diverted the flows that used to form Plumas Lake and sent them south to the Bear River. The flood control agency, Reclamation District 784, has made numerous improvements throughout the years to eliminate flooding. Despite their efforts and because the current land use is primarily agriculture, minor shallow flooding does still occur over a significant portion of the Plan Area. In most years, it presents no problems. The one exception to that would be a levee failure, which occurred approximately four (4) miles to the north in 1986, creating flood water flows southward across the Plan Area.

## **PROPOSED PROJECT**

The project is intended to be one of the future growth areas in the unincorporated portion of Yuba County. Projected buildout will occur in a 20 to 30 year time span. The Plumas Lake Specific Plan is intended to provide approximately 12,000 residential dwelling units, both neighborhood and community commercial developments, highway commercial developments, professional business parks, and the necessary supporting public services and infrastructure.

The Plumas Lake Specific Plan has been developed to establish land uses, address infrastructure and public service needs, and to guide development by establishing guidelines for design and implementation. Table II-1 shows a breakdown of the proposed land uses and the related size of each. The proposed land uses and their location within the Specific Plan boundaries are shown on Figure 6.