

Appendix A
Notice of Preparation

NOTICE OF PREPARATION

Date: January 4, 2017

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Bogue Stewart Master Plan

Lead Agency: Yuba City Development Services Department
1201 Civic Center Boulevard
Yuba City, CA 95993
Contact: Arnaldo Rodriguez, Development Services Director

Project Title: Bogue Stewart Master Plan

Project Applicant: Newkom Ranch LLC and Bains Revocable Family Trust 2005

The City of Yuba City (City) is the lead agency for the proposed Bogue Stewart Master Plan (identified hereafter as BSMP or proposed project) and intends to prepare an Environmental Impact Report (EIR) for the proposed project. The City has prepared this Notice of Preparation (NOP) to notify responsible agencies, trustee agencies, and other interested parties that a Draft EIR is being prepared.

The City welcomes public and agency input during this review period, both on the environmental issues that the Draft EIR should address and on the range of alternatives that the Draft EIR should evaluate. Written comments or questions concerning the scope of the Draft EIR for the proposed project should be directed to the following address no later than **February 2, 2017 at 5:00 p.m.**

Arnaldo Rodriguez
Development Services Director
Yuba City Development Services Department
1201 Civic Center Boulevard
Yuba City, CA 95993
Phone: (530) 822-3231
Email: arodriguez@yubacity.net

Please include your name, mailing address, phone number, and email address. In the event no response or request for additional time is received by any responsible agency or trustee agency by the date identified above, the City may presume that the responsible agency or trustee agency has no response.

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Public Scoping Meeting

In accordance with Public Resources Code 21083.9 and Section 15083 of the CEQA Guidelines, the City will hold a scoping meeting in connection with the proposed project to receive comments from the public and other interested parties and agencies regarding issues that should be addressed in the EIR. The date, time, and address of the scoping meeting are as follows:

**January 18, 2017
5:30 to 8:30 p.m.
Yuba City Hall
1201 Civic Center Boulevard
Yuba City, CA 95993**

Project Location

The BSMP Area is located along Highway 99 (east and west) in unincorporated Sutter County and is generally bounded by Bogue Road to the north, the Feather River West Levee to the east, Stewart Road to the south, and South Walton Avenue to the west (see **Figure 1** and **Figure 2**). The BSMP Area is bordered by urban and agricultural uses to the north, west, and south, and the Feather River West Levee to the east.

Existing land uses within the BSMP Area include agricultural and rural residential uses. The Sutter County General Plan land use designations for the BSMP Area are Agricultural (AG-20), Estates Residential (ER), and Low Density Residential (R1).

Proposed Project

The BSMP is within an area anticipated for inclusion in the expanded Yuba City Sphere of Influence. The BSMP provides a long-range vision for the development of an approximately 741-acre mixed-use community that would include a mix of land uses, including low-, medium-low, and medium-high-density residential uses, along with community commercial, neighborhood commercial, office, business, park, and public uses (see **Figure 3**).

Buildout of the BSMP is estimated to accommodate the development of approximately 2,565 dwelling units and approximately 1,288,723 square feet of non-residential uses.

The BSMP land use concept is anchored by the principle of access to neighborhood amenities (e.g., schools and parks) and activity centers (e.g., retail centers and employment centers) from the residential neighborhoods within the BSMP Area and from adjoining areas. The portions of the BSMP Area east of Railroad Avenue and east of Garden Highway are proposed as residential neighborhoods that would continue the residential character in the surrounding existing, planned, and entitled subdivisions in Yuba City and Sutter County. These proposed residential neighborhoods would be easily accessible to Riverbend Elementary School (see **Figure 3**). Most of the higher-intensity development within the BSMP Area is located in proximity to existing roadway infrastructure, such as Highway 99, Bogue Road, Railroad Avenue, and Stewart Road. Proposed commercial centers would be located on both sides of the intersection at Highway 99 and south of Bogue Road. With easy access from the highway corridor, these commercial centers have the potential to be anchored by large-format

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commercial stores, with adjoining smaller retail stores and shopping centers. An office parcel and neighborhood commercial parcel would also be located along Bogue Road with regional access. A large employment-generating parcel is allocated at the intersection of Stewart Road and South Walton Avenue, which will help to divert traffic from Highway 99 and build off of existing infrastructure on Stewart Road.

The proposed circulation system within the BSMP Area would provide a network of streets, trails, and safe street crossings. The proposed circulation system would support the use of alternative modes of transportation, including walking and biking. The BSMP will include an interconnected street system that builds on the existing roadway infrastructure, including Highway 99, Garden Highway, and the surrounding roads (Bogue Road, South Walton Avenue, Railroad Avenue, and Stewart Road) to help distribute traffic efficiently and in accordance with the City's circulation policies. The circulation system will integrate the concept of "Complete Streets," which supports multimodal transportation choices, including pedestrians, bicyclists, transit, and automobiles. Approximately 10 percent of the total BSMP land area (approximately 70 acres) is allocated for the backbone circulation system, including right-of-way to improve existing roads and construct new roads.

The BSMP would include approximately 59 acres of parks and open space. A key feature of the plan is the enhanced open space system along the existing Gilsizer Slough, on the western portion of the project site. Storm water detention and open space areas are demarcated east and west of Highway 99 to serve the BSMP and connect to the Gilsizer Slough open space system. Medium-high-density residential uses would be located adjacent to the storm water detention and proposed multi-use parks east of Highway 99 to promote easy linkages to these civic amenities. Another neighborhood park anchors the residential areas on the northeastern portion of the BSMP Area and will serve as an amenity for the existing residential areas north and south of Bogue Road. The proposed portion of the BSMP east of Garden Highway will benefit from a centrally located neighborhood park and an open space corridor along the levee on the Feather River.

The BSMP would include development of wastewater, water supply, and drainage systems, and other supporting infrastructure to serve the BSMP Area. These systems will be described in detail in the EIR.

The BSMP is anticipated to be developed over a 10- to 20-year period. Development phasing will be described in detail in the EIR.

Project Objectives

The City and project applicant team have identified the following objectives for the BSMP.

1. Create a high-quality balanced neighborhood that provides a wide range of housing opportunities, along with a mix of community-, neighborhood-commercial, office, and business/technology-oriented uses.
2. Maintain the integrity of the existing residential neighborhoods to the north of Bogue Road, south of Stewart Road, and in between the BSMP Area and Garden Highway by

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providing connections where necessary and continuing development in a visually compatible manner.

3. Support the long-term operation of adjacent agricultural uses and continue interim agricultural production within the BSMP Plan Area.
4. Provide an interconnected street system that expands upon existing and adjacent roadways to provide for pedestrians, bicyclists, transit, and vehicles.
5. Foster a positive community image through the incorporation of high-quality architectural details and landscaping features.
6. Coordinate the development of land uses with efficient provision of required infrastructure to ensure that improvements can support associated development and that development can support associated costs.
7. Seek LAFCO's approval for annexation of the BSMP Area within the City of Yuba City.
8. Ensure appropriate funding mechanisms are established to fully fund planned improvements and services over the long term without creating a negative fiscal impact to the City's General Fund.

Entitlements and Actions

Required entitlements and actions for the BSMP would include the following:

1. General Plan Amendment
2. Pre-annexation Zoning
3. Certification of the Environmental Impact Report
4. Adoption of the Bogue Stewart Master Plan for the approximately 741-acre project site
5. Approval of Tentative Subdivision Maps
6. Adoption of a Public Facilities Financing Plan
7. Approval of a Water Supply Assessment
8. Expansion of the City's Sphere of Influence by the Local Agency Formation Commission (LAFCO)

Additional entitlements and actions may be required and will be identified in the EIR.

Project Alternatives

A reasonable range of alternatives to the proposed project will be evaluated in the EIR. Consistent with State CEQA Guidelines section 15126.6(c), the range of potential alternatives to the proposed project will include those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects. The EIR will include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. As required under CEQA, the alternatives analysis will include a discussion of a "no project alternative" to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project (State CEQA Guidelines section 15126.6(e)).

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Probable Environmental Effects

The EIR will analyze potentially significant direct and indirect impacts that would result from the construction and operation of the proposed project. The EIR will evaluate the full range of environmental issues contemplated for consideration under CEQA and the CEQA Guidelines. Probable environmental effects of the proposed project include:

Aesthetics and Visual Resources: Development of the project site would change the visual character and quality of the site, including views to and from the area. Development of the project site could also introduce lighting and glare that could be visible to nearby rural residential residences and motorists on Highway 99.

Air Quality: Construction and operation of the proposed project could result in air pollutant emissions from mobile, stationary, and area sources. Odor-related impacts to future residents could result from nearby agricultural operations.

Agricultural Resources: Development of the proposed project would convert existing agricultural land to urban uses and would place urban uses adjacent to existing off-site agricultural operations, potentially creating a conflict between existing and proposed uses.

Biological Resources: Development of the project site could result in impacts to sensitive biological and aquatic resources.

Cultural Resources: Sensitive historic, archaeological, tribal, or paleontological resources could be located on the project site. Ground-disturbing activities could disturb or destroy those resources.

Energy: Energy consumed during construction and operation of the proposed project could result in an adverse effect to energy supplies.

Geology, Soils and Seismicity: Geologic and soil characteristics of the project site, such as ground shaking, subsidence, or erosion, could affect development of the proposed project, including potentially affecting building stability.

Greenhouse Gas Emissions and Climate Change: Construction and operation of the proposed project could result in greenhouse gas (GHG) emissions that could contribute to global climate change.

Hazards and Hazardous Materials: Permitted underground storage tanks; hazardous waste generators, transporters, and treatment, storage and disposal facilities; and contaminated sites on or in the vicinity of the project site could affect workers and residents of the proposed project.

Hydrology, Drainage, and Water Quality: Development of the proposed project could change existing drainage patterns. Groundwater aquifer conditions and recharge potential could be affected by development of the proposed project. The potential for the project to place housing within a flood hazard area will also be addressed.

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Land Use and Planning: Development of the proposed project could result in land use incompatibilities between the proposed project and surrounding areas due to lifestyle differences in land use types (e.g. rural vs. urban), densities, and intensities. Consistency of the proposed project with applicable land use plans will be analyzed.

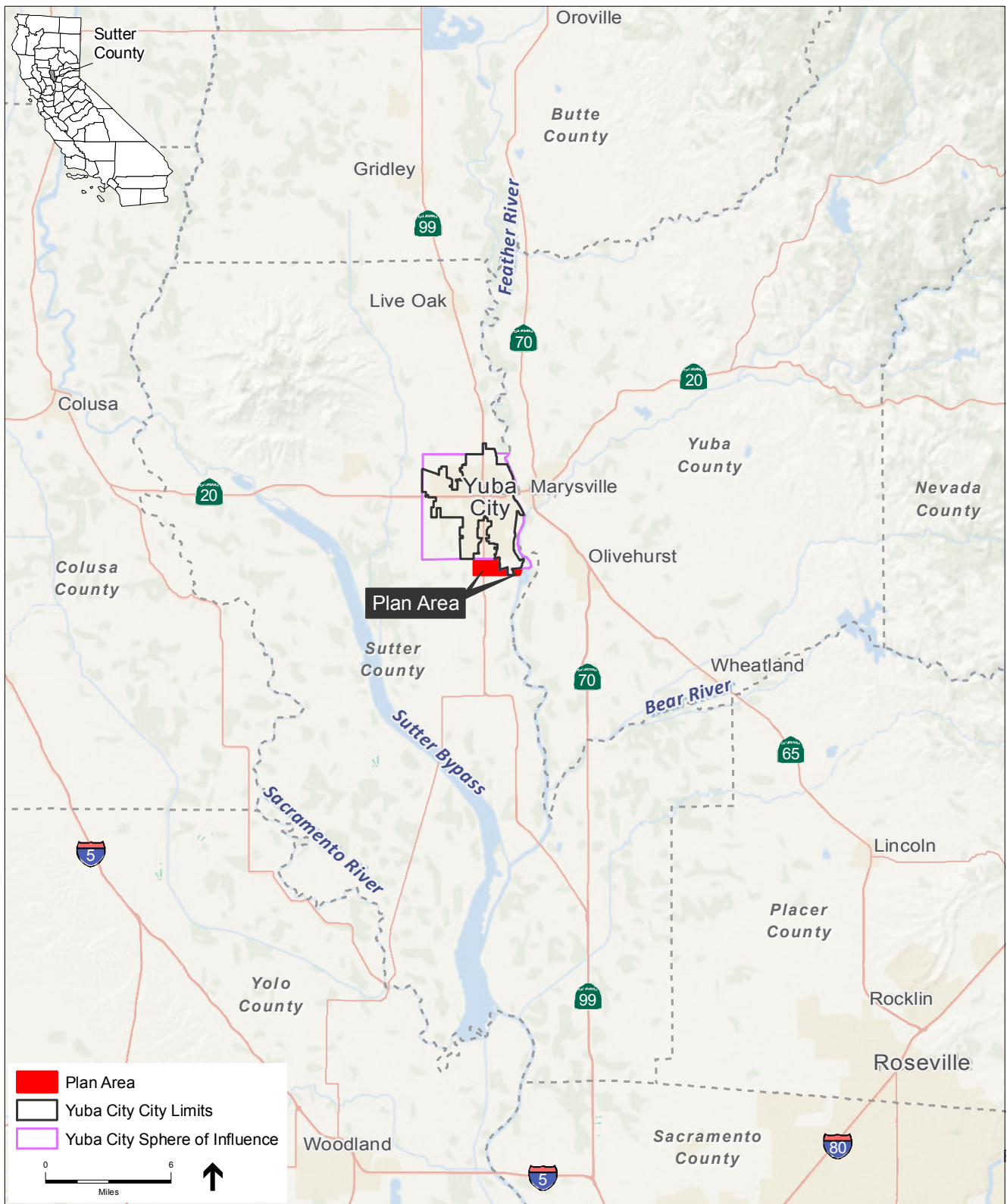
Noise: Development of the proposed project could result in construction and/or operational noise increases in the area that could adversely affect existing or proposed sensitive land uses.

Population, Housing, and Employment: Development of the proposed project would result in an increase in the total population, employment, and housing that would be generated within the proposed BSMP Area.

Public Services: Development of the proposed project would result in an increased demand for police protection services, fire protection services, schools, libraries, and parks.

Transportation and Circulation: Development of the proposed project could result in increases in traffic volumes, delay, and level of service degradations. The provision of new roadways on the project site could affect traffic patterns, resulting in adverse impacts to the roadway network. Increased demand for capacity on Highway 99 could result in level of service degradation or increased traffic volumes on a Caltrans facility.

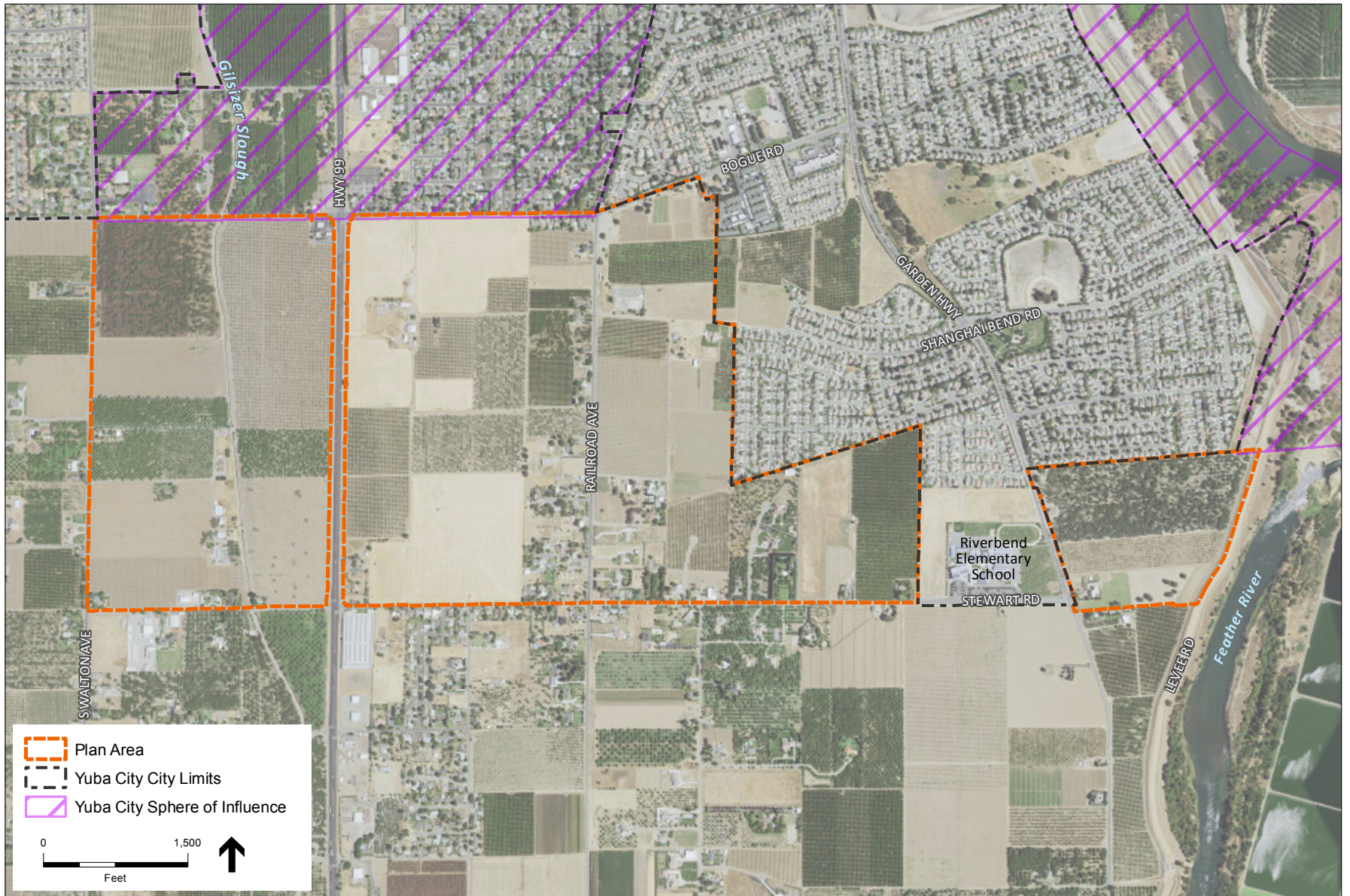
Utilities and Infrastructure: Development of the proposed project could result in an increased demand for water, wastewater, electricity, and natural gas.



SOURCE: ESRI, 2012; City of Yuba City, 2016; ESA, 2016

Bogue Stewart Master Plan . 140720

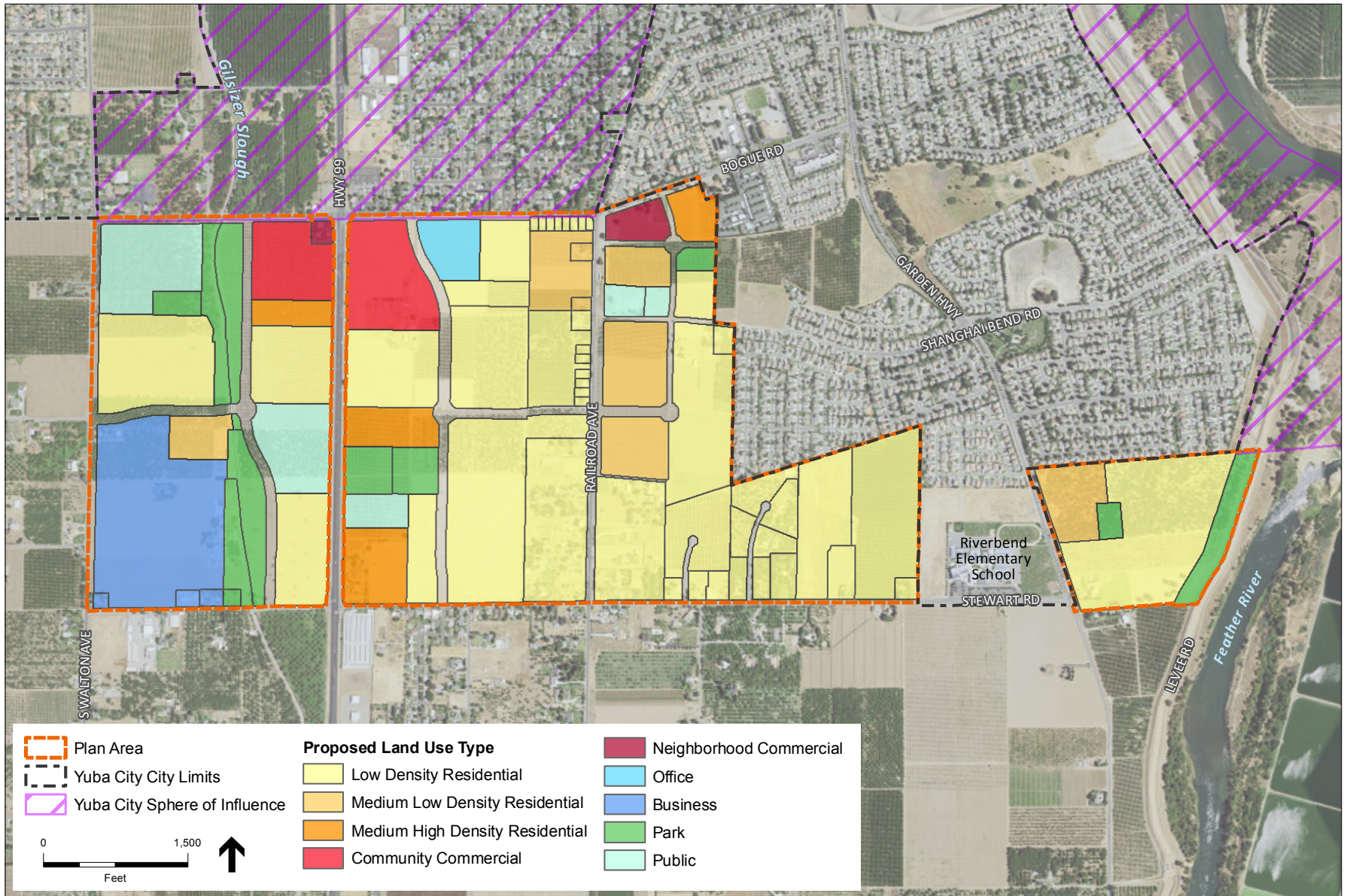
Figure 1
Regional Location



SOURCE: ESRI, 2015; City of Yuba City, 2016; ESA, 2016

Bogue Stewart Master Plan . 140720

Figure 2
Bogue Stewart Master Plan Area



SOURCE: ESRI, 2015; City of Yuba City, 2016; MHM, 2016; ESA, 2016

Bogue Stewart Master Plan . 140720

Figure 3
Proposed Project