



NOTICE OF PREPARATION AND SCOPING MEETING

Date: February 7, 2023

To: State Clearinghouse, Responsible and Trustee Agencies, Interested Parties, and Organizations

Subject: **Notice of Preparation of a Draft Environmental Impact Report for the General Plan Update, Downtown Specific Plan, and Zoning Ordinance Update**

Scoping Meeting: Wednesday, February 22, 2023, at 6 p.m. in the City Council Chambers, City Hall, 526 C Street, Marysville CA 95901.

Comment Period: February 7, 2023, through March 7, 2023

Lead Agency: City of Marysville

Per state law, the deadline for your response is 30-days after receipt of this notice; however, we would appreciate an earlier response, if possible. Written comments will be accepted until **March 7, 2023, at 5:00 p.m.**

Please identify a contact person and send your response to:

Contact: Kristina Heredia
Assistant Community Development Director
526 C St.
Marysville, CA 95901
Telephone: (530) 749-3902
Email: kheredia@marysville.ca.us

The City of Marysville as the Lead Agency is preparing a General Plan Update, a Specific Plan on a portion of the Downtown Area, and a Zoning Code Update – these three potential actions are collectively “the Project”. The City has determined that the Project requires the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA; California Public Resources Code, Section 21000 et seq.), and Title 14 of the California Code of Regulations (CEQA Guidelines). Because the City has determined that an EIR is required for the Project, pursuant to Section 15060(d) of the CEQA Guidelines, preparation of an Initial Study is not required and therefore one has not been prepared.

Purpose of Notice

The City has prepared this Notice of Preparation (NOP) in accordance with CEQA Guidelines Sections 15082(a) and 15375. This NOP solicits guidance from responsible, trustee, and involved federal agencies about the scope and content of environmental information to be included in the EIR related to the agencies' statutory responsibilities. The agencies will use the City's EIR when considering their permits or other approvals related to the Project. Specifically, input is requested on:

1. **Scope of Environmental Analysis**—guidance on the scope of analysis for this EIR, including identification of specific issues that will require closer study due to the location, scale, and character of the Project;
2. **Mitigation Measures**—ideas for feasible mitigation, including mitigation that would avoid, eliminate, or reduce potentially significant or significant impacts; and
3. **Alternatives**—suggestions for alternatives to the proposed Project that could potentially reduce or avoid potentially significant or significant impacts.

As outlined in CEQA Guidelines Section 15082(b), each responsible and trustee agency must identify specific environmental issues, alternatives, and mitigation measures that should be explored in the EIR. If there is no response within 30 days, the City will assume that there are no specific environmental issues, alternatives, or mitigation measures that the responsible and trustee agencies believe should be incorporated into the EIR.

The NOP also provides an opportunity for other interested parties to provide the City information they may possess or comment on environmental issues they see as being germane to the EIR.

Purpose of EIR

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment, to examine methods of reducing adverse impacts, and to consider alternatives to the project.

The EIR for the proposed Project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the Project;
- A Project description;
- A description of the existing environmental setting, environmental impacts, and feasible mitigation measures for potentially significant impacts;
- Alternatives to the Project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the Project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth-inducing impacts of the proposed Project; and (d) cumulative impacts.

Project Location and Setting

The City of Marysville is the County Seat of Yuba County and is located in the western portion of the county, bisected by State Highway 70 and 20. Refer to **Figure 1** for the regional location and **Figure 2** for the City limits and existing Sphere of Influence.

Project Description

The General Plan Update will accommodate population growth and economic development through 2050. The City will consider expanding its Sphere of Influence (SOI) to determine whether to annex in the future. The existing City of Marysville General Plan was adopted in 1985. Except for the Housing Element and Safety Element, which were recently updated in 2022, the remaining elements will be updated as part of this Project. The General Plan functions as a guide for future development. It is intended to address a range of long-term issues and provide a comprehensive framework for policies to guide day-to-day decisions concerning the City of Marysville's future.

The City of Marysville received a planning grant through the Sacramento Area Council of Governments (SACOG) Regional Early Action Planning (REAP) Grant in order to prepare a specific plan in an area designated as "Green Means Go" which covers five "districts" in the Downtown Area including the Downtown, Ellis Lake, Medical Arts and E Street Corridor (See **Figure 3**). The Specific Plan is intended to provide opportunities and streamline development including additional housing and economic development opportunities. The Specific Plan will establish a development framework for land use, circulation, utilities and services, resource protection, and implementation. All subsequent development projects and related activities are required to be consistent with the Specific Plan.

The City of Marysville's Zoning Ordinance is found in Title 18 of the City's Municipal Code. The stated purpose of the Zoning Ordinance is to regulate the highest and best use of buildings, structures, and land in a manner consistent with the General Plan. It will be updated to be consistent with the updated General Plan and recent state law changes.

Potential Environmental Effects

The EIR will identify the significant environmental effects anticipated to result from adoption and implementation of the General Plan Update, Specific Plan, and Zoning Code Update.

1. Land Use and Planning

The EIR will describe existing land uses in the Planning Area (area to be covered by the General Plan and Specific Plan and potential Sphere of Influence). The EIR will evaluate consistency with existing plans and policies that were adopted for the purpose of reducing potential environmental impacts. Mitigation measures will be identified for significant land use impacts, as warranted.

2. Transportation

A Transportation Impact Analysis will be prepared to identify the impacts of the Project related to transportation, including vehicle miles traveled (VMT) impacts. The EIR will discuss potential conflicts with applicable policies related to circulation, including transit, roadway, bicycle, and pedestrian facilities. The EIR will also present an analysis of potential impacts related to hazardous design features and emergency access. Mitigation measures will be identified for significant transportation impacts, as warranted.

3. Biological Resources

The EIR will summarize the biological resources in the City's Planning Area, identify existing habitats, and evaluate the Project's potential effects on waterways and wetlands, sensitive habitats and mature native trees, sensitive plants and wildlife, and wildlife movement corridors, and will include a discussion of potential conflicts with relevant biological resources policies or ordinances. Mitigation measures will be identified for significant biological resource impacts, as warranted in accordance with State and Federal law.

4. Hydrology and Water Quality

The EIR will describe existing hydrologic conditions and generally assess impacts that could result from implementation of the Project in consideration of existing regulations that are designed to minimize hydrological and water quality impacts. Mitigation measures will be identified for significant hydrology and water quality impacts, as warranted.

5. Air Quality

Construction and operation of uses accommodated under the General Plan Update and Specific Plan would generate air pollutant emissions. The EIR will discuss the regional and local air quality setting and quantify projected changes in air pollutant emissions as a result of implementation of the proposed Project. The EIR will explain how methods and thresholds used to evaluate criteria air pollutant emissions are designed to assess potential human health effects. Mitigation measures will be identified for significant air quality impacts, as warranted.

6. Greenhouse Gas Emissions and Energy

GHG emissions associated with implementation of the Project would contribute incrementally to climate change. Project GHG emissions will be evaluated pursuant to current methodologies that quantify construction and operational GHG emissions. Results will be compared to applicable thresholds and feasible mitigation identified to address any cumulatively considerable impact. Adverse physical environmental effects associated with energy demand will be reported as a part of the air quality and greenhouse gas emissions impact analysis.

7. Cultural and Tribal Cultural Resources

The potential to impact cultural and historic resources will be described in the EIR, including Tribal Cultural Resources as required under Assembly Bill (AB) 52. The EIR will also describe consultation with California Native American tribes to obtain input that informs policies and implementation measures related to cultural and tribal cultural resources. Mitigation measures will be identified for significant impacts, as warranted.

8. Noise and Vibration

The EIR will describe potential noise and vibration effects, with a focus on noise- and vibration-sensitive uses. Mitigation measures will be identified to reduce significant noise impacts upon sensitive receptors, as warranted.

9. Aesthetics

The EIR will describe the existing visual setting. The visual changes resulting from the Project will be evaluated. The EIR will evaluate impacts related to scenic views, light, glare, and the visual character of Marysville. Mitigation measures will be discussed, as appropriate.

10. Hazards and Hazardous Materials

The EIR will identify potential impacts from the transport, use, or disposal of hazardous materials; accidental releases of hazardous materials; emissions of hazardous or acutely hazardous materials, substances, or waste near a school; proximity to known hazardous materials sites on the Cortese List (California Government Code Section 65962.5); and impairment of an adopted emergency response or evacuation plan. Mitigation measures to reduce significant hazardous material impacts will be identified, as warranted.

11. Geology, Soils, Minerals, and Paleontology

The EIR will briefly describe the geologic setting as related to seismicity, soils, other geologic hazards, and unique paleontological (fossil) resources. This section will outline design measures, best management practices, and regulatory requirements to minimize impacts on people or structures from seismic, soil, and other geologic hazards. The EIR will also identify any potential impacts to undiscovered fossils. The California Geological Survey mineral land classifications within the Planning Area will be discussed, and impacts to any regionally or locally important mineral resources will be evaluated. Mitigation measures to reduce impacts will be identified, if necessary.

12. Wildfire

The EIR will describe the potential for the Project to increase impacts related to wildfire. Marysville is not located in a Very High Fire Hazard Severity Zone as mapped by CAL FIRE. Mitigation measures to reduce impacts will be identified if necessary.

13. Public Services and Recreation

The EIR will describe existing public services related to fire, police, schools, and parks, and will evaluate whether the proposed Project would result in potential increases in demand that would require new facilities, the construction of which could cause significant environmental impacts. The EIR will also evaluate whether increased use of existing parks or other recreational facilities would result in substantial physical deterioration of such facilities.

14. Utilities and Service Systems

The EIR will evaluate physical environmental impacts related to the provision of utility systems, including water supply, wastewater treatment, solid waste disposal, electricity, and natural gas. Stormwater drainage facilities will be assessed in the Hydrology and Water Quality chapter of the EIR.

15. Alternatives

The EIR will evaluate possible alternatives to the proposed Project, including the No Project Alternative. The alternative discussion will focus on those alternatives that could feasibly accomplish most of the basic purposes of the Project while also avoiding or substantially lessening one or more potentially significant effects.

16. Significant Unavoidable Impacts

The EIR will identify those significant impacts that cannot be avoided, if the Project is implemented as proposed.

17. Cumulative Impacts

The potential for the proposed Project, when considered with other past, present, and reasonably

foreseeable future projects in the Project area, to result in a significant cumulative impact will be evaluated in the EIR.

In conformance with the CEQA Guidelines, the EIR will also include the following sections: (1) growth inducing impacts, (2) significant irreversible environmental changes, (3) references and organizations/persons consulted, and (5) EIR authors.

Public Review Period

The Notice of Preparation is being circulated for public review and comment for a period of 30 days beginning February 7, 2023. Written comments will be accepted by Marysville through 5:00 p.m. on March 7, 2023. Comments must be mailed to Kristina Heredia at the above address or emailed to: kheredia@marysville.ca.us.

The Notice of Preparation is available for review during normal business hours at the following location: Marysville City Hall, 526 C Street, Marysville, CA, 95901

Alternate formats of this document are available upon request. If reasonable accommodation is needed, call the Planning Department at (530) 749-3902.

Scoping Meeting

Pursuant to Public Resources Code Section 21083.9(a)(2), scoping meetings are required for projects that may have statewide, regional, or area-wide environmental impacts. The City has determined that this Project meets this threshold. Therefore, to provide the public and regulatory agencies an opportunity to ask questions and submit comments on the scope of the EIR, a Scoping Meeting will be held during the NOP review period. The Scoping Meeting will solicit input from the public and public agencies regarding the scope and content of the environmental impacts to be addressed in the Draft EIR.

At the meeting, a brief presentation will provide an overview of the proposed Project and the CEQA process. After the presentation, oral comments from the agencies and public about the proposed Project will be received. Comment forms will also be available for those who wish to submit written comments during the meetings, as well as throughout the 30-day NOP review period.

The public Scoping Meeting will be held on the following date and location:

February 22, 2023, at 6:00 p.m.
City Council Chambers
City Hall
526 C Street
Marysville CA 95901

The Scoping Meeting information is also available on the City's website: www.marysville.ca.us. Your views and comments on how the Project may affect the environment are welcomed and will be used to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in the EIR. Effectively, the EIR will analyze potential impacts from buildout of the General Plan, buildout of the Specific

Plan, and implementation of the Zoning Ordinance update on the existing environment. The EIR will also identify and evaluate alternatives to the proposed Project.

Please contact Kristina Heredia using the contact information provided above, if you have any questions about the environmental review process for the proposed Project.

Figure 1
Regional Map

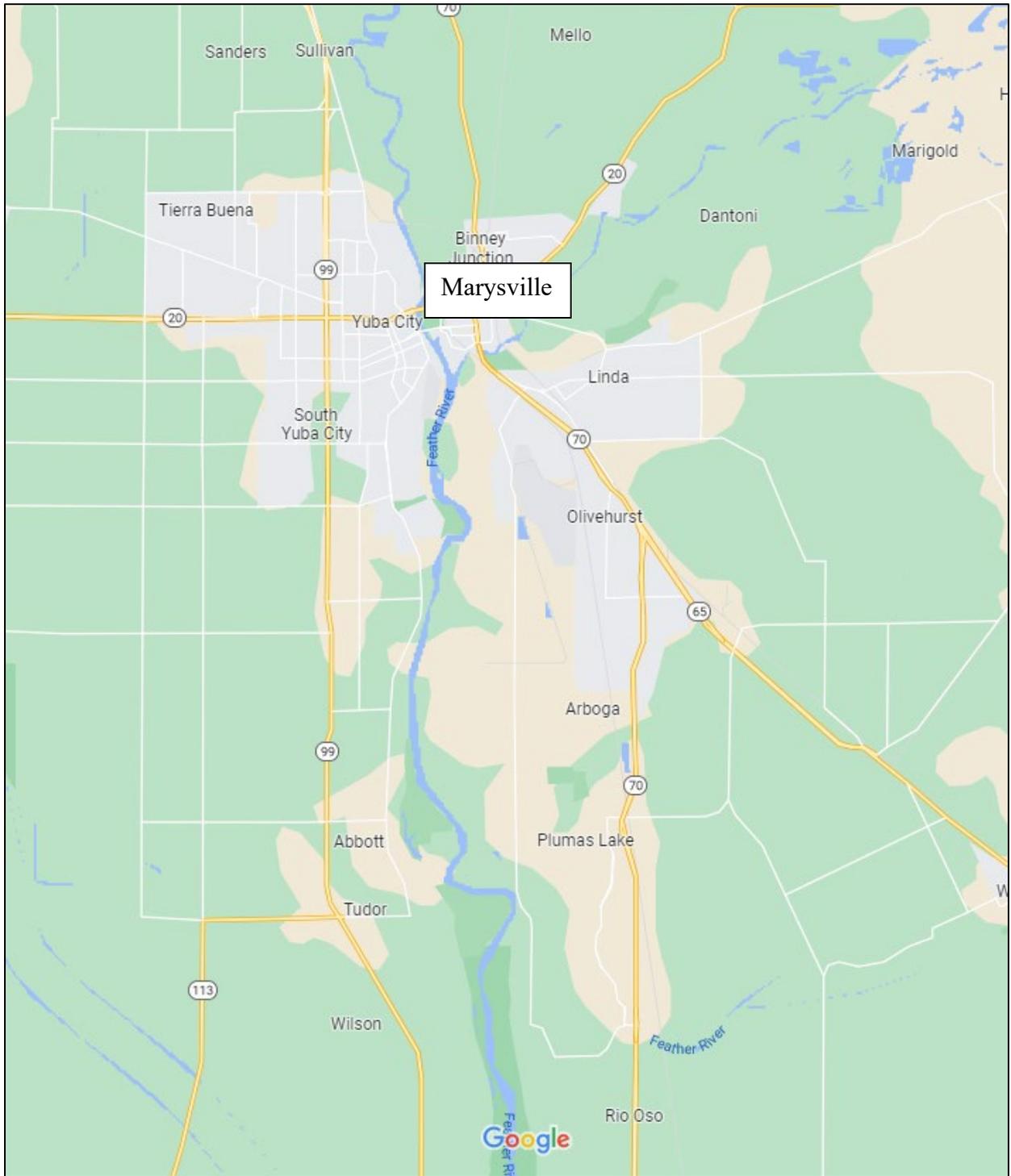


Figure 2
City Limits and Existing Sphere of Influence

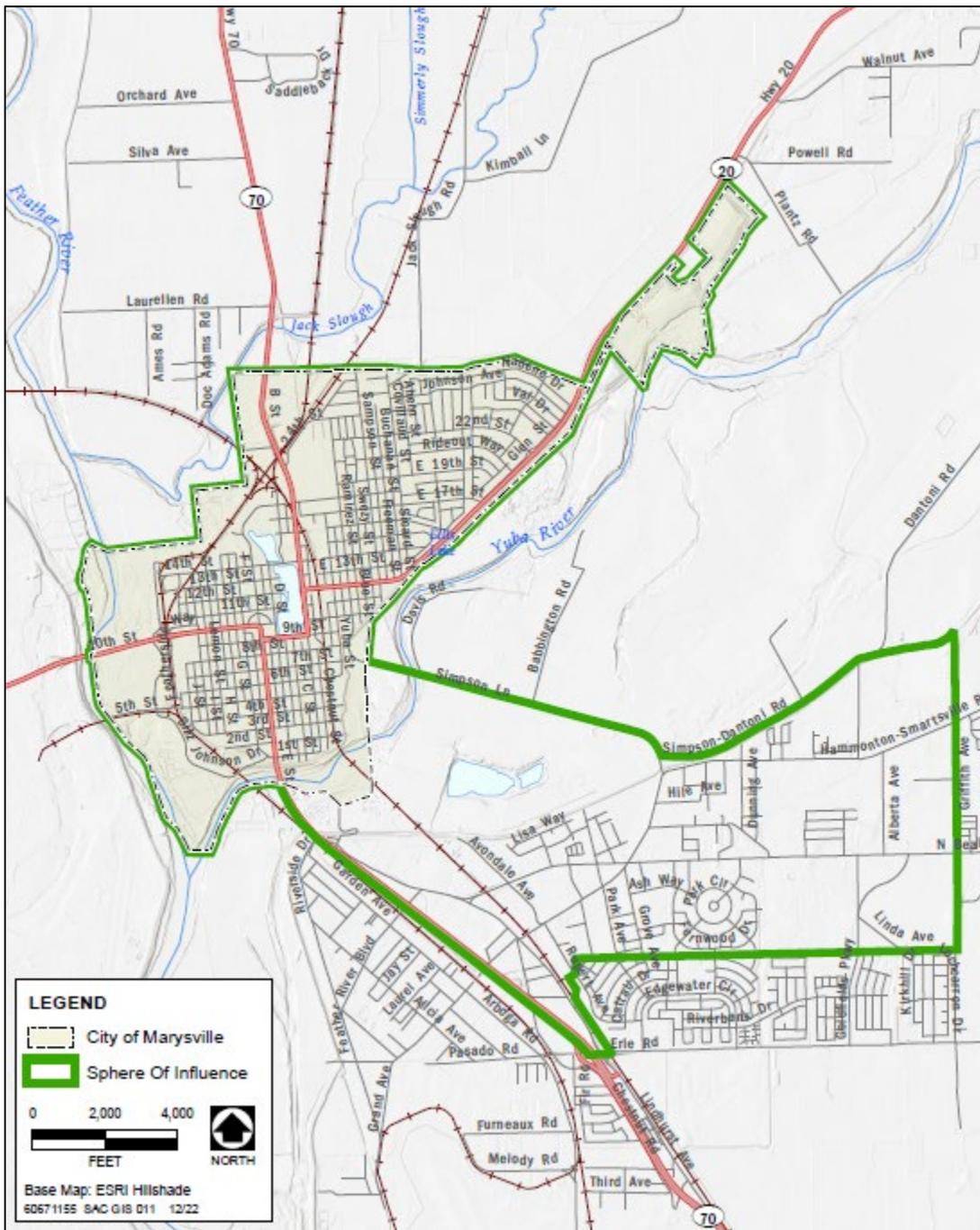


Figure 3
Specific Plan Area

