

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023020168

Project Title: Marysville General Plan Update, Specific Plan and Zoning Code Update

Lead Agency: City of Marysville

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Project Location: Marysville

City

Yuba

County

Project Description (Proposed actions, location, and/or consequences).

The City of Marysville as the Lead Agency is preparing a General Plan update, a new Downtown Specific Plan, and a Zoning Code Update - these three proposed actions are collectively "the project." The proposed 2050 General Plan would accommodate population growth and economic development through 2050 and would replace the current General Plan that was last updated in 1985, except for the Housing and Safety Elements, which were last updated in 2021. The proposed Downtown Specific Plan establishes clear and objective standards for infill development, and identifies public improvements required to serve new development, along with implementation, including funding, required to facilitate reinvestment Downtown. The Downtown Specific Plan Area is coterminous with a "Green Means Go" area identified by the Sacramento Area Council of Governments - a part of the region where infill development should be prioritized. The Zoning Code update would update Title 18 of the City's Municipal Code to be consistent with the updated General Plan and recent state law changes. The city of Marysville is located in the southwestern portion of Yuba County and is bordered by Yuba City to the west and agricultural and open space uses to the north, east, and south.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The 2050 General Plan, Downtown Specific Plan and Zoning Code Update EIR found that air quality impacts related to construction emissions and operational health risks and biological resources impacts related to special-status species, riparian habitats, sensitive natural communities, wetlands, wildlife corridors, and nesting or nursery sites would be potentially significant. Mitigation is incorporated to reduce these potentially significant impacts to a less-than-significant level. The 2050 General Plan, Downtown Specific Plan and Zoning Code Update EIR also found significant and unavoidable impacts related to operational air pollutant emissions, cultural and tribal cultural resources, greenhouse gas emissions, and noise. Mitigation is incorporated to reduce impacts related to operational air quality emissions, cultural and tribal cultural resources, and greenhouse gas emissions; however, these impacts would remain significant and unavoidable. As with the 2050 General Plan, Downtown Specific Plan and Zoning Code Update, projects within the Planning Area would be required to implement applicable mitigating policies and implementation strategies outlined in the 2050 General Plan, Downtown Specific Plan, and Zoning Code Update EIR. The annual General Plan progress report would serve as the mitigating monitoring and reporting program.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

CEQA Guidelines Section 15123 suggests that an EIR include a summary of "areas of controversy known to the Lead Agency" and "[i]ssues to be resolved." Topics addressed in response to the Notice of Preparation (NOP) represent the most comprehensive list of issues of interest for the proposed project and include the following: Existing regulatory requirements related to surface and groundwater quality, hazardous materials sites, aerially deposited lead along major roadways cutting through Marysville, lead-based paint, asbestos, mercury, and other hazards in existing buildings and other structures, sampling imported soil, hazards from historic agricultural use, construction and operational criteria air pollutant emissions, greenhouse gas emissions, toxic air contaminants, feasible mitigation for air quality and greenhouse gas emissions impacts, tribal consultation, tribal cultural resources impacts, cultural and tribal cultural resources mitigation, and mitigation for inadvertently discovered resources.

Provide a list of the responsible or trustee agencies for the project.

Since the project is a General Plan update, a new Downtown Specific Plan, and a comprehensive Zoning Code update, there are not really responsible agencies for these policy and regulatory documents. However, responsible and trustee agencies interested in the project and future development projects and infrastructure improvement projects may include, but is not limited to:

- ▶ U.S. Army Corps of Engineers
- ▶ U.S. Fish and Wildlife Service
- ▶ Central Valley Regional Water Quality Control Board
- ▶ Central Valley Flood Protection Board
- ▶ California Department of Fish and Wildlife
- ▶ California Department of Transportation
- ▶ California Department of Conservation, California Geological Survey
- ▶ California Department of Housing and Community Development
- ▶ California Department of Toxic Substances Control
- ▶ California Public Utilities Commission
- ▶ Yuba Local Agency Formation Commission
- ▶ Feather River Air Quality Management District
- ▶ Sacramento Area Council of Governments
- ▶ California-American Water Company
- ▶ Yuba Water Agency
- ▶ Three Rivers Levee Improvement Authority
- ▶ Marysville Levee Commission
- ▶ Reclamation District 784
- ▶ District 10 Levee Commission