

## **4.12 PUBLIC SERVICES AND FACILITIES**

This section provides information on existing public services and facilities within Yuba County. Buildout of the 2030 General Plan is analyzed relative to public service provision. This section discusses environmental impacts related to service expansions or extensions that may be required to serve development accommodated under the 2030 General Plan. This section is organized according to type of community service, with each service analyzed individually. The following public service types are addressed in this section:

- ▶ fire protection;
- ▶ law enforcement;
- ▶ schools;
- ▶ parks and recreation services; and
- ▶ libraries.

Water services, wastewater, stormwater and drainage infrastructure, private utilities, and solid waste are addressed in section 4.14, “Utilities and Service Systems.” This section incorporates information that was originally assembled on behalf of Yuba LAFCO to support the 2008 Countywide Municipal Service Review. For additional detail, please also consult the 2030 General Plan Background Report entitled, “Infrastructure, Public Facilities, and Public Services,” available for review at the Yuba County Planning Department or online at: [www.yubavision2030.org](http://www.yubavision2030.org).

### **4.12.1 REGULATORY SETTING**

#### **FEDERAL PLANS, POLICIES, REGULATIONS, AND LAWS**

There are no relevant federal policies, regulations, or laws related to public services, as addressed in this EIR.

#### **STATE PLANS, POLICIES, REGULATIONS, AND LAWS**

##### **California Fire Code**

The California Fire Code includes specialized regulations related to construction, maintenance, and the use of buildings in relation to fire and safety. The extent of the code coverage pertains to fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions to aid fire responders, industrial processes, and other fire safety requirements for new and existing buildings.

##### **California Health and Safety Code**

State fire regulations, set forth in Section 13000 et seq. of the California Health and Safety Code, include regulations for building standards, fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and child care facility standards, and fire suppression training.

##### **State School Funding**

California Education Code Section 17620 authorizes school districts to levy a fee, charge, dedication, or other requirement against any development project for the construction or reconstruction of school facilities, provided that the district can show justification for levying of fees. California Government Code Section 65995 limits the fee to be collected to the statutory fee unless a school district conducts a School Facility Needs Assessment (California Government Code Section 65995.6) and meets certain conditions.

Senate Bill 50 (Chapter 407, Statutes of 1998) instituted a new school facility program by which school districts can apply for state construction and modernization funds. This legislation imposed limitations on the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development. It also provided the authority for school districts to levy fees at three different levels:

- ▶ **Level I fees** are the current statutory fees allowed under Education Code Section 17620. As mentioned above, this code section authorizes school districts to levy a fee against residential and commercial construction to fund school construction or reconstruction. These fees are adjusted every 2 years in accordance with the statewide cost index for Class B construction as determined by the State Allocation Board. As of January 2008 (when the fees were last adjusted), the maximum Level I fees are \$2.97 per square foot for residential construction and \$0.47 per square foot for commercial/industrial construction.
- ▶ **Level II developer fees** are outlined in Government Code Section 65995.5. This code section allows a school district to impose a higher fee on residential construction if certain conditions are met. These conditions include having a substantial percentage of students on multitrack year-round scheduling, having an assumed debt equal to 15–30% of the district’s bonding capacity (the percentage is based on revenue sources for repayment), having at least 20% of the district’s teaching stations housed in relocatable classrooms, and having placed a local bond on the ballot in the past 4 years that received at least 50% plus one of the votes cast. A facility needs assessment must demonstrate that the need for new school facilities for unhoused pupils is attributable to projected enrollment growth from the construction of new residential units over the next 5 years.
- ▶ **Level III developer fees** are outlined in Government Code Section 65995.7. This code section authorizes a school district that has been approved to collect Level II fees to collect a higher fee on residential construction if state funding becomes unavailable. This fee is equal to twice the amount of Level II fees. However, if a district eventually receives state funding, this excess fee may be reimbursed to the developers or subtracted from the amount of state funding.

## School Site Selection

The California Department of Education (CDE) School Facilities Planning Division (SFPD) has prepared the *Guide to School Site Analysis and Development* (CDE 2000), which provides criteria for locating appropriate school sites in California. CDE’s authority for approving proposed sites is contained in Education Code Section 17251 and in Title 5, Section 14010 of the California Code of Regulations (CCR). CDE’s approval is a condition for school districts to receive state funds for the acquisition of sites under the state’s School Facilities Program administered by the State Allocation Board. Districts using only local funds are still encouraged to seek CDE approval for the benefits that such outside review can provide.

School site and size recommendations were changed by CDE in 2000 to reflect various changes in educational conditions, such as lowering of class sizes and use of advanced technology. The expanded use of school buildings and grounds for community and agency joint use and concern for the safety of the students and staff members also influenced the modification of the CDE recommendations.

CDE provides specific recommendations for school size in the publication *Guide to School Site Analysis and Development* (CDE 2000). This document suggests a ratio of 1:2 between buildings area and development grounds area. CDE is aware that in a number of cases, primarily in urban settings, smaller sites cannot accommodate this ratio. In such cases, CDE’s SFPD may approve an amount of acreage less than the recommended gross site size and building-to-grounds ratio.

Certain health and safety requirements for school site selection are governed by state regulations. The policies of the SFPD relating to the school siting criteria are discussed in detail below.

## **School Siting Criteria**

The California Education Code contains various provisions governing the siting of new public schools (e.g., Education Code Sections 17211, 17212, and 17212.5). In addition, to help focus and manage the site selection process, CDE's School Facilities and Planning Division has developed screening and ranking procedures based on criteria commonly affecting school selection (Education Code Section 17251[b], 5 CCR Section 14001[c]). The highest priority on the criteria list is safety. Other site selection criteria require an analysis of the specific environmental constraints and land use concerns.

The foremost consideration in the selection of school sites is safety. Certain health and safety requirements are governed by state statute and CDE regulations. In selecting a school site, a school district should consider the following factors: proximity to airports, proximity to high-voltage power transmission lines, presence of toxic and hazardous substances, high-pressure gas lines, hazardous air emissions and facilities within one-quarter mile, and proximity to railroads.

CEQA Section 21151.8, the State CEQA Guidelines (CCR Section 15186[c]), and Education Code Section 17213(b) identify environmental requirements for school projects in addition to the standard environmental analysis requirements of CEQA. These additional requirements are intended to ensure that, before a school district approves a school project at a given site, the site is evaluated to identify potential health effects that could result from exposure to hazardous materials, wastes, emissions, and substances. The school district as lead agency is required to consult with other agencies in this regard, before a school project is considered for approval.

CEQA Section 21151.2 also requires that a school district give notice, in writing, to the appropriate planning commission of its intent to acquire title to property for a new school site or an addition to an existing school site. The planning commission is requested to investigate the proposed site and submit its recommendations concerning acquisition of the site to the governing board of the school district within 30 days of receiving notice. Following the required consultation, the school district's governing board must make written findings when taking action on the proposed school project.

These requirements are set forth here because the project applicant(s) and the County, in identifying school sites on the project site, have tried to be cognizant of school siting requirements and criteria to streamline future CEQA requirements to the extent feasible.

CEQA allows school districts to construct schools in areas where they would have certain hazard exposure, with construction subject to certain designs, mitigation, and findings. Even in an instance where certain hazards cannot be avoided or fully mitigated, districts can still approve construction of a school that would be subject to certain hazard exposure if alternative sites are similarly constrained or not available.

### **Quimby Act (California Code 66477)**

The Quimby Act governs requirements for dedication of land and/or fees for park and recreational purposes as a condition of approval of a tentative map or parcel map. The Quimby Act provides two standards for the dedication of land for use as parkland. If the existing area of parkland in a community is greater than 3 acres per 1,000 persons, then the community may require dedication based on a standard of up to 5 acres per 1,000 persons residing in the subdivision. If the existing amount of parkland in a community is less than 3 acres per 1,000 persons, then the community may require dedication based on a standard of only 3 acres per 1,000 persons residing in the subdivision. The Quimby Act requires a city or county to adopt standards for recreational facilities in its general plan recreation element if it is to adopt a parkland dedication/fee ordinance.

## 4.12.2 ENVIRONMENTAL SETTING

Below is a summary of existing conditions related to public facilities and services. For more detailed information, please refer to the General Plan Update Background Report – Infrastructure, Public Facilities, and Public Services – available online at: <http://www.yubavision2030.org/Library.aspx> and also available at the County Planning Department. Please also refer to the Countywide Municipal Service Review, which is available online at: [http://www.burrconsulting.com/Yuba\\_LAFCO\\_MSR.htm](http://www.burrconsulting.com/Yuba_LAFCO_MSR.htm) or at the offices of the Yuba County Local Agency Formation Commission, 529 C Street, Marysville, CA 95901.

### FIRE PROTECTION

In the unincorporated County, fire protection services are provided by the California Department of Forestry and Fire Protection (CAL FIRE), the US Forest Service (USFS), and several fire protection agencies, including:

- ▶ Camptonville Community Services District (CSD),
- ▶ Dobbins-Oregon House Fire Protection District (FPD),
- ▶ Foothill FPD,
- ▶ District 10-Hallwood CSD,
- ▶ Linda FPD,
- ▶ Loma Rica/Browns Valley CSD,
- ▶ Olivehurst Public Utilities District (OPUD),
- ▶ Plumas-Brophy FPD, and
- ▶ Smartsville FPD.

Fire protection services for Beale Air Force Base (AFB) are provided internally by the U.S. Air Force. Several of the fire protection districts contract with CAL FIRE and other fire agencies for services. For example, District 10-Hallwood CSD contracts with the Marysville Fire Department (MFD) for fire protection services, but owns and provides its own equipment and has an additional two on-call firefighters in addition to MFD firefighters. The Plumas-Brophy FPD entered into a joint powers agreement with the City of Wheatland to create the Wheatland Fire Authority (WFA) ~~has a similar contract with the Wheatland Fire Authority (WFA), wherein which~~ the District owns the equipment, but services are provided by WFA. The Loma Rica/Browns Valley CSD contracts with CAL FIRE for fire protection services.

The rural fire protection agencies are primarily volunteer departments. Camptonville CSD, Dobbins-Oregon House FPD, Foothill FPD, and Smartsville FPD are all volunteer departments, whereas the Valley fire protection agencies employ paid firefighters. The Linda FPD has both paid and volunteer firefighters, and OPUD employs some full time staff and on-call firefighters, who are paid for their time during incidents. Additional details regarding specific locations, service levels, staff, and equipment can be found in the Background Report prepared to support the 2030 General Plan.

Overall, the rural fire protection agencies do not serve areas with high levels of growth, and therefore did not identify substantial needs for new or expanded facilities and/or staff during preparation of the 2008 Yuba LAFCO Municipal Service Review.<sup>1</sup> However, the valley fire protection districts, particularly OPUD and Linda FPD, have experienced extensive growth over the past decade, and have expanded their facilities and staff as a result of development in Olivehurst-Plumas Lake and Linda areas. The General Plan Background Report reported that these fire protection agencies had already identified needs for new facilities, staff, and equipment to maintain and improve currently inadequate levels of service.

In the Yuba County foothills, the local fire protection agencies mentioned above are the lead agencies in emergency response and vehicle fires. For most structure fires and all wildfires, the fire becomes the jurisdiction

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<sup>1</sup> For more information, please refer to LAFCO's MSR website: [http://www.burrconsulting.com/Yuba\\_LAFCO\\_MSR.htm](http://www.burrconsulting.com/Yuba_LAFCO_MSR.htm).

of CALFIRE in State Responsibility Areas (SRA) and/or USFS in Federal Responsibility Areas (FRA). Although CAL FIRE and the USFS's service areas are generally limited to SRAs and FRAs, respectively, they will provide assistance to the other fire protection agencies during a major incident, particularly wildfires.

## **LAW ENFORCEMENT**

In Yuba County, the Yuba County Sheriff's Department (YCSD) and California Highway Patrol (CHP) provide law enforcement services in the unincorporated portions of the County, with the exception of Beale AFB, which provides its own law enforcement services.

In addition, the Marysville Police Department and Wheatland Police Department provide law enforcement services in the incorporated area of each city. Although the Marysville Police Department and Wheatland Police Departments may provide mutual aid during some incidents in the unincorporated portions of the County, those departments are not further addressed here because they primarily serve the incorporated areas, which are not addressed by the 2030 General Plan.

### **Yuba County Sheriff's Department**

The YCSD provides police services, operates the Yuba County Jail, acts as the County Coroner, and administers various programs and operations aimed at providing public safety, including, but not limited to: patrol, search and rescue, field training, marine and aerial enforcement, narcotics unit, investigations units, an auto theft program, crisis negotiation, reserve officer and cadet programs, animal care services, and others.

The YCSD operates several facilities, including the Sheriff's Office and Jail, located at the County Courthouse in Marysville; the West Linda Substation; Olivehurst Substation; Plumas Lake Substation; and the Brownsville Substation. The YCSD also operates the County's animal care services office. The YCSD determined that the existing headquarters is not adequately sized to continue to provide these services and is in the process of planning a new facility. The Background Report prepared in 2007 stated that the YCSD anticipated that a new facility could be operational in 2010, but this has been postponed.

According to the General Plan Background Report, as of 2007, the YCSD had staff of 185 personnel, including 72 sworn staff, 52 of whom are Sheriff's deputies assigned to patrol responsibilities on four patrol beats throughout the County. In addition, the YCSD employs on-call reserve officers, who provide support to full time patrol staff when necessary. There are a minimum of seven Sheriff's deputies on duty at any given time.

Equipment owned by the YCSD includes 78 patrol cars, three patrol boats, and four quad runners. All patrol cars are equipped with Mobile Data Browsers, mapping software, and global positioning system (GPS) locaters to provide efficient patrol services. The YCSD also co-owns the Yuba County Command Post along with the Marysville Police Department, Wheatland Police Department, Office of Emergency Services, all Yuba County fire districts, and the Office of Health Services.

In 2008, the YCSD received a total of 35,201 calls for service, 13,457 of which were 911 calls (YCSD 2008).

### **California Highway Patrol**

The California Highway Patrol (CHP) provides traffic control, investigation, and law enforcement services related to vehicles on state highways, freeways, and roads in the unincorporated County. In addition, the CHP has primary jurisdiction over roads used for major hazardous materials transport. There are eight CHP patrol beats in Yuba County, which operate out of an office located in Yuba City. The office serves both Yuba and Sutter Counties.

## SCHOOLS

There are more than 14,000 K–12 students in Yuba County, who are served by five school districts in addition to the Yuba County Office of Education:

- ▶ Marysville Joint Unified School District,
- ▶ Plumas Lake Elementary School District,
- ▶ Wheatland Elementary School District,
- ▶ Wheatland Union High School District, and
- ▶ Camptonville Union School District.

In total, there are 33 public schools serving Yuba County students, including 19 public elementary schools, four public junior high or intermediate schools, three public high schools, three continuation high school, three charter schools, and one community college. A listing of public schools is provided in Table 4.12-1. This table was included in the 2007.

<b>Table 4.12-1 Yuba County Schools</b>				
School	Location	Grades Served	Enrolled	Capacity
<b>Marysville Joint Unified School District</b>				
<b>Elementary Schools</b>				
Arboga	1686 Broadway, Marysville	K–6	427	267
Browns Valley	9555 Browns Valley School Road, Browns Valley	K–6	156	217
Cedar Lane	841 Cedar Lane, Marysville	K–6	615	786
Cordua	2830 Highway 20, Marysville	K–5	100	123
Covillaud	628 F Street, Marysville	K–5	460	497
Dobbins	Dobbins School Lane, Dobbins	K–6	87	144
Edgewater	5715 Oakwood Drive, Marysville	1-4 5-6 (2011-2013)	n/a	n/a
Ella	4850 Olivehurst Avenue, Olivehurst	K–6	528	591
Johnson Park	4364 Lever Avenue, Marysville	K–6	495	402
Kynoch	1905 Ahern Street, Marysville	K–5	637	861
Linda	6180 Dunning Avenue, Marysville	K–6	827	771
Loma Rica	5150 Fruitland Road, Marysville	K–5	154	214
Olivehurst	1778 McGowan Parkway, Olivehurst	K–6	522	635
Yuba Feather	18008 Oregon Hill Road, Challenge	K–8	178	387
<b>Intermediate Schools</b>				
Anna McKenney	1904 Huston Street, Marysville	6–8	551	648
Foothill	5351 Fruitland Road, Marysville	6–8	231	354
Yuba Gardens	1964 11th Avenue, Olivehurst	7–8	776	817

<b>Table 4.12-1 Yuba County Schools</b>				
<b>School</b>	<b>Location</b>	<b>Grades Served</b>	<b>Enrolled</b>	<b>Capacity</b>
<b>High Schools</b>				
Lindhurst	4446 Olive Avenue	9–12	1,367	1,458
Marysville	12 E. 18th Street, Marysville	9–12	957	1,296
Marysville Charter Academy for the Arts	1917 B Street, Marysville	9-12	361	n/a
Abraham Lincoln Independent Studies	1917 B Street, Marysville	n/a	395	n/a
North Marysville	1949 B Street, Marysville	9-12	53	n/a
South Lindhurst	4446 Olive Drive, Olivehurst	9-12	79	n/a
<b>Plumas Lake Elementary School District</b>				
Cobblestone	1718 Churchill Way, Plumas Lake	K-5	261	n/a
Rio Del Oro	1220 Zanes Drive, Plumas Lake	K–5	406	n/a
Riverside Meadows	1751 Cimarron Drive, Plumas Lake	6–8	312	n/a
<b>Wheatland Elementary School District</b>				
Lone Tree	123 Beale Highway, Beale Air Force Base	K–5	409	n/a
Wheatland	111 Hooper Street, Wheatland	K–5	427	n/a
Bear River	100 Wheatland Park Drive, Wheatland	6–8	415	n/a
Wheatland Charter Academy	711 W. Olive Street, Wheatland	K–12	132	n/a
<b>Wheatland Union High School District</b>				
Wheatland	1010 Wheatland Road, Wheatland	9–12	748	1,000
<b>Camptonville Union School District</b>				
Camptonville Elementary	16585 School Street, Camptonville	K–8	51	unknown
Source: California Department of Education 2009; Wheatland Union High 2007; Marysville Joint Unified 2008				

Background Report prepared to support the 2030 General Plan, but enrollment information has been updated with the latest available information from the California Department of Education for the 2008–2009 school year.

In addition, there are several parochial schools that teach within Yuba County that are operated by religious organizations, schools for students with disabilities, and other specialized schools operated by the various school districts, and the Yuba County Office of Education.

### **Marysville Joint Unified School District**

The Marysville Joint Unified School District (MJUSD) is the largest school district in Yuba County and provides kindergarten through 12th grade education to County residents. The MJUSD teaches a total of 10,087 students district-wide and operates 14 elementary schools, three intermediate schools, two high schools, two charter schools, and three continuing education high schools. As of 2009, three schools had student enrollments over facility capacity: Arboga Elementary, Johnson Park Elementary, and Linda Elementary. Arboga Elementary school was approximately 60% over-enrolled. The remaining schools in the MJUSD operated below capacity.

## **Plumas Lake Elementary School District**

Plumas Lake School District (PLSD) is a K–8 school district serving 991 students in southern Yuba County, an area that experienced substantial population growth during the 1990s and 2000s. The District currently has two kindergarten through fifth grade schools (K–5): Rio Del Oro Elementary and Cobblestone Elementary.

Riverside Meadows Elementary was formerly a K–8 school, but with the opening of Cobblestone Elementary in 2007, it now serves grades 6–8.

Due to substantial growth within the District’s service area, enrollment is anticipated to continue to increase and more schools are planned to accommodate growth.

## **Wheatland Elementary School District**

Wheatland Elementary School District (WESD) provides K–12 education to 1,383 students (excluding the charter school) living in the Wheatland area and at Beale AFB. WESD operates 2 elementary schools, one middle school, and a charter school.

Student enrollment in the WESD service area is highly variable due to the enrollment of students living at Beale AFB. WESD typically has a higher number of students in October, when military families transfer in, and a lower number of students in May, when military families transfer out. Student numbers range between 1,500 and 1,550 throughout the year and substantial student growth is not anticipated.

## **Wheatland Union High School District**

Wheatland Union High School District (WUHSD) is a 9th-12th grade school district serving the City of Wheatland and the communities of Plumas Lake, Beale AFB, and Smartsville. WUHSD currently operates one school that has an enrollment of 788 students with 40 students at charter schools and the remaining 748 students at Wheatland Union High School. Wheatland Union High School is operating below capacity.

## **Camptonville Union School District**

Camptonville Union School District (CUSD) has one K-8 school, which has been in continuous operation since 1871. During the 2008–2009 school year, Camptonville Elementary had an enrollment of 51 students, although the average enrollment is 70 students. CUSD also sponsors the Camptonville Academy, which is a large independent study charter school serving Yuba, Butte, Nevada, Placer, and Sierra counties. Camptonville Academy had an enrollment of 434 students enrolled at all grade levels.

## **Yuba County Office of Education**

Yuba County Office of Education (YCOE) oversees the operation of all schools in Yuba County. The CDE estimates that there were approximately 14,341 students enrolled in Yuba County schools during the 2008–2009 school year (CDE 2009). YCOE forecasts Yuba County will have approximately 25,000 students within 10 years. YCOE directly operates three schools that provide for special education needs through a partnership between all school districts in Yuba County.

## **PARKS AND RECREATION PROVIDERS**

Several agencies provide park and recreation services in Yuba County in addition to County parks, including the Cities of Marysville and Wheatland, OPUD, River Highlands CSD, Browns Valley Irrigation District (BVID), and Yuba County Water Agency (YCWA). For more detailed information on parks and recreational facilities in Yuba County, please consult the County’s Parks Master Plan, which is available online at:

[http://www.co.yuba.ca.us/Departments/Community%20Development/Public%20Works/PARKS/Park\\_Master\\_Plan.aspx](http://www.co.yuba.ca.us/Departments/Community%20Development/Public%20Works/PARKS/Park_Master_Plan.aspx) and at the County Public Works Department, 915 8th Street, Suite 125, Marysville, CA 95901.

Three County Service Areas (CSAs) provide funding mechanisms for some parks, but do not operate the parks. The County and OPUD are the largest park providers in the County. The other park providers have one or two facilities: River Highlands CSD owns a single 1.8-acre park, but the park is currently undeveloped; BVID owns the Collins Lake Recreation Area, but ~~ongoing maintenances is provided by a private vendor~~ the recreational facilities are leased and operated by a concessionaire; and YCWA owns lake recreation facilities at Lake Francis and New Bullards Bar Reservoir.

## **Yuba County**

Yuba County operates County-owned public parks and provides park services. In total, there are nine local parks, and one regional park: Hammon Grove Park-Sycamore Ranch. Each County-owned park provides various forms of recreation. For example, Star Bend Boat Launch has river access and boat launching facilities. Hammon Grove-Sycamore Ranch Park includes fishing, hiking, horseshoe pits, barbeques, camping, and stage facilities. Playground, basketball, and tennis facilities are available at Friendship Park. Fernwood Park has a children's playground and picnic tables. Both Purple Heart and Ponderosa Parks provide walking trails. Ponderosa has tennis and baseball facilities. POW-MIA Park has facilities for basketball, softball, and a water park.

Yuba County is in the process of planning for new park facilities, including a County-wide trail system, and has identified needs for improvements to existing facilities, as well as the need for recreational programming and at some of the County facilities in the Yuba County Parks Master Plan, adopted in 2008.

## **Olivehurst Public Utilities District**

OPUD owns and maintains 13 public parks (including 12 neighborhood parks and one community park), a youth center, and a public swimming pool on a total of 41 acres of developed parkland. Most of OPUD's parks are relatively new, in particular those located in the new developing community of Plumas Lake, so any park facility deficiencies are generally limited to the parks in Olivehurst. OPUD is in the process of planning for several more parks to accommodate new growth in the Plumas Lake Specific Plan Area.

## **LIBRARIES**

The Yuba County Library provides library services from its main facility in the City of Marysville. Services include an interlibrary loan program, programs for children of all ages, internet computers and wireless access, and multimedia resources for loan. Library resources, including Ebooks are available from the library's website <http://library.yuba.org>. Books by Mail and an automated library dispenser are being beta-tested as means of providing services in remote areas of the county.

The library's archival collection, housed in the California Room, is a rich resource of local history and is available to the public during regular library hours. The library is open Tuesday through Saturday.

## **4.12.3 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

### **METHODOLOGY**

Impacts related to public facilities were identified by comparing existing service capacity and facilities, staffing, and equipment against future demand associated with 2030 General Plan buildout. The County describes, at a programmatic level, the new or expanded public facilities that may be required to serve development accommodated under the 2030 General Plan. The impact analysis focuses on whether or not the construction of public facilities could result in adverse impacts on the physical environment.

Goals, policies, and actions of the 2030 General Plan that would reduce impacts related to public facility expansion and construction are identified and considered in the analyses presented throughout this EIR. As future public investments are considered, the County will review projects for environmental impacts, applying General Plan policy and required site-specific mitigation to reduce impacts, as appropriate and feasible.

## THRESHOLDS OF SIGNIFICANCE

Based on Appendix G of the State CEQA Guidelines, an impact related to public services and facilities is considered significant if the proposed project would:

- ▶ 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, to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
  - fire protection,
  - police protection,
  - schools,
  - parks, or
  - other public facilities.
- ▶ 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.
- ▶ require or include the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

## IMPACT ANALYSIS

**IMPACT 4.12-1** Demand for Additional Fire Protection and Emergency Services Facilities. *Implementation of the 2030 General Plan would result in an increase in population in Yuba County and increase the demand for fire protection services, which would result in the need for additional and/or expanded fire protection facilities. This impact would be less than significant.*

The 2030 General Plan would accommodate development in new growth areas, as well as redevelopment in existing communities. Rural communities could experience development, as well. The General Plan would accommodate construction of new physical structures and population, which would create additional demand for fire protection services, over current demand levels.

Some land use change and development accommodated under the General Plan would continue to be served by existing facilities without the need for expansions or new construction. However, buildout of the General Plan would increase the demand for services that would likely require the construction of new fire protection and emergency response facilities in order for the relevant fire protection agencies to meet their level of service standards, including response times, if applicable. In the event that one of the fire protection agencies requires the development of additional fire protection facilities in order to maintain current levels of service, the construction of new facilities could have adverse effects on the physical environment.

The majority of new development under the 2030 General Plan would occur within the Valley Growth Boundary. It is expected that new fire protection facilities associated with development within the Valley Growth Boundary would be constructed within developed areas within the Valley Growth Boundary identified on the County's Land Use Diagram. Fire protection facilities, along with other public facilities, would be expected to be located within the overall footprint of development envisioned as part of the 2030 General Plan in the Valley Growth Boundary.

It is not possible at this time to describe the precise location and characteristics of fire response facilities that may be required. Land use change that occurs in Rural Communities served by foothill fire protection districts could require additional facilities. However, these facilities would be expected to be developed within Rural Community areas, the development of which is considered throughout the environmental chapters of this EIR. The impacts of construction and operation of facilities serving the Valley Growth Boundary and Rural Communities are included in the programmatic analyses described throughout this EIR. Both direct and reasonably foreseeable indirect adverse effects are analyzed at a programmatic level in each of the individual subject area sections of this EIR.

Fire protection services would be especially important in development areas with higher risk of wildfire, which includes the Rural Communities located in the foothills. Many of Yuba County's residential communities—Smartsville, Dobbins, Browns Valley, Loma Rica, Brownsville, and Challenge, for example—are located in areas of high or very high fire hazard (see Exhibit 4.12-1). In these areas, more rugged topography, development intermixed with dense vegetation, and more limited access to properties and roads increase the potential for wildfires. In addition, most of the fire protection agencies serving such areas are small, volunteer departments with limited manpower and equipment resources. Although major growth is not anticipated in the Rural Communities, some new development, particularly of service uses for rural residences, could occur. Any such development would need to conform to existing fire codes and regulations associated with defensible space, fire-resistant building materials, fire sprinkler systems, fire flow requirements, etc.

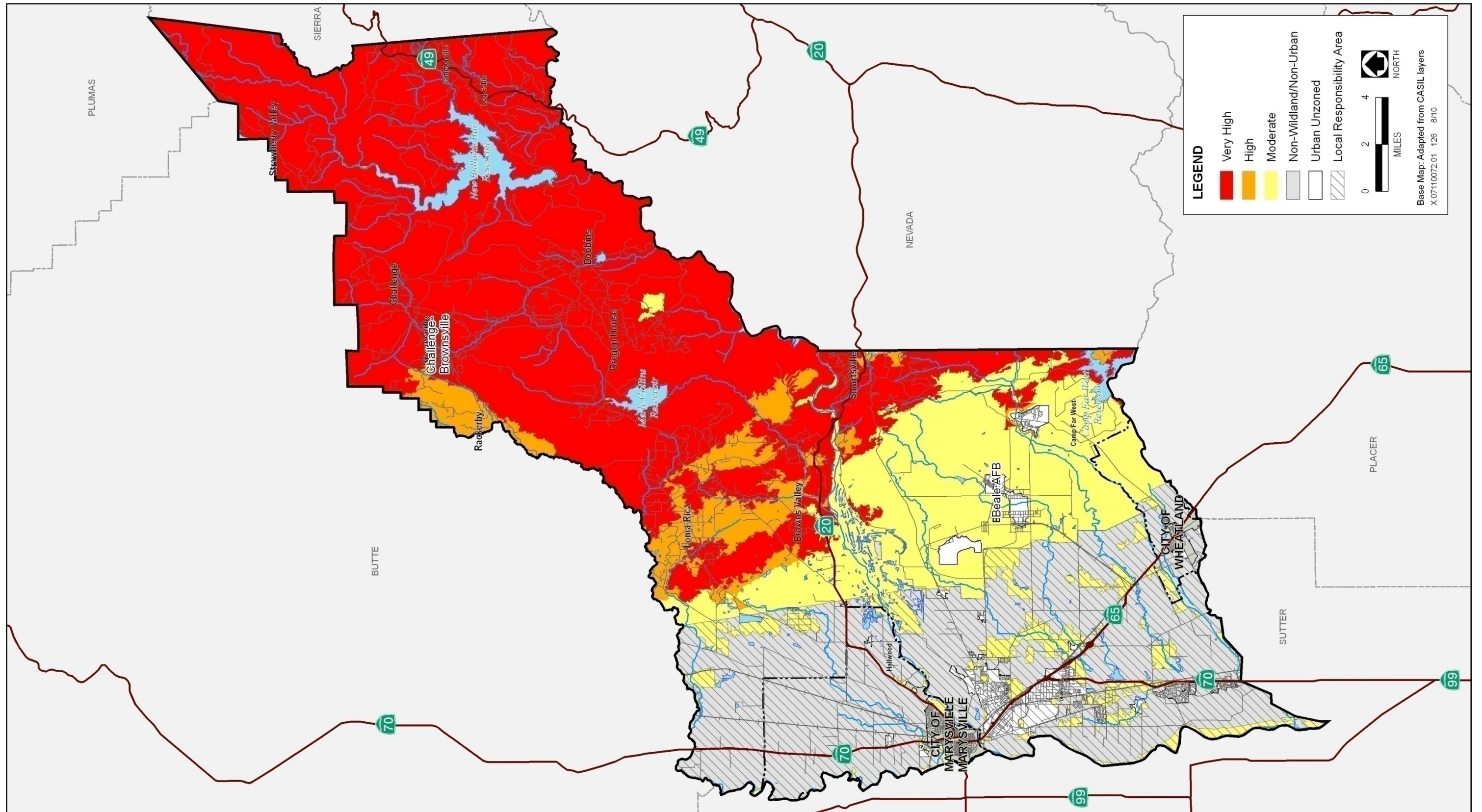
The 2030 General Plan describes the County's updated policy approach to many of these issues. The General Plan provides an overall guide for development and conservation in the County over the long-term, including ensuring adequate access to the full range of public services, facilities, and infrastructure. To support the County's goal for fire protection, the 2030 General Plan includes policies intended to maintain adequate levels of service for fire protection for both existing and new residents.

### **Relevant Policies and Actions of the 2030 General Plan**

The 2030 General Plan provides a number of policies and actions to The 2030 General Plan contains the following policies and actions designed to "Protect people and property from wildland and urban fire risk and create more fire-resilient communities" (Goal HS2 of the Public Health & Safety Element). These policies and actions related to the provision of fire response and suppression services in the County, but also have the effect of reducing fire risk and the need for response. Following are relevant policies and actions from the 2030 General Plan:

- ▶ **Policy CD15.2:** New developments shall provide for their fair-share cost of providing infrastructure, facilities, and services to serve such development.
- ▶ **Policy CD15.3:** New developments will be required to designate lands in appropriate locations, sizes, and free of constraints to accommodate public facilities and infrastructure needed to serve such development and/or pay a fair-share fee for land acquisition.
- ▶ **Policy CD15.4:** The County's impact fees will be revised to consider cost efficiencies associated with compact, mixed-use, age- or income-restricted, and infill development.
- ▶ **Policy HS2.1:** Prior to approval, new developments proposed in areas of very high, high, or moderate fire hazard, as designated on maps maintained by ~~the California Department of Forestry and Fire Protection~~ Cal Fire, shall demonstrate compliance with Fire Safety Regulations and local regulations for defensible space, ignition-resistant construction materials, property maintenance to reduce fuels, natural hazards disclosure requirements, emergency access and multiple access points, availability of water for fire suppression, and other relevant building and development standards.

- ▶ **Policy HS2.2:** The County will communicate with appropriate local, state, and federal fire protection personnel during the development review process and will condition projects considering input from these agencies to require defensible space, fire-wise landscaping, fuel breaks, emergency access, fire flow, hydrants, sprinkler systems, fire stations and other improvements and conditions, as appropriate.
- ▶ **Policy HS2.3:** New development projects shall pay on a fair-share basis for fire stations, equipment, and other fire suppression improvements necessary to provide adequate fire protection services.
- ▶ **Policy HS2.4:** All community water systems serving new development projects are required to meet or exceed County minimum standards for provision of water for fire flows.
- ▶ ~~**Policy HS2.5:** Road and building construction on slopes between of more than 15% 15-25 percent is strongly discouraged and will only be approved if consistent with County standards and the Yuba County Wildfire Safety Plan. and may only be approved with a fire risk management plan meeting the requirements of the California Department of Forestry and Fire Protection, a County approved plan for priority on-site open space, and a circulation plan that meets local and state access requirements. Road and building construction on slopes of greater than 25% is prohibited unless an exemption is granted by the Community Development & Services Agency Director and findings required for a variance are made.~~
- ▶ **Policy HS2.6:** The County will seek funding for, and cooperate with efforts to protect watersheds, reforest areas, and restore ecosystems affected by wildfire.
- ▶ **Policy HS2.7:** The County will use the best available science to **evaluate** and protect people and property from changes in fire risk attributable to climate change, insects, and disease.
- ▶ **Policy HS2.8:** Communication and electricity infrastructure in areas prone to wildfire should be located and designed to avoid interruptions during periods of fire activity.
- ▶ **Policy HS2.9:** Public trails and unimproved roads should be maintained, where feasible, to provide emergency access, including evacuation and ~~moving equipment, in the case of wildfire~~ wildfire response. These rights-of-way are not considered primary evacuation or emergency access routes and vehicles that cannot successfully navigate these routes shall not make use of them.
- ▶ ~~**Policy HS2.10:** New developments shall provide access that will allow safe evacuation and movement of firefighting equipment during a wildfire. .Evacuation routes shall have the capacity to accommodate traffic in relation to the population served. New developments in moderate, high, or very high fire hazard areas cannot propose limited access roads unless such access limitations do not adversely affect fire response and suppression.~~
- ▶ **Policy HS2.112:** Property owners may manage fuel load on ~~e~~County road easements and rights-of-way adjacent to their properties with prior approval **of the County** and in compliance with applicable County standards.
- ▶ **Policy HS2.1213:** Clustered developments in Rural Community portions of the foothills are encouraged to take advantage of natural and manmade fire breaks, provide defensible space for clusters of buildings (rather than individual buildings), locate and orient buildings and pervious areas to reduce fire risk, avoid areas of steep topography and dense vegetation, and otherwise use a site plan review process in coordination with County staff to ensure that wildfire risk is minimized.
- ▶ **Policy HS2.1314:** The County will encourage the retrofitting of older buildings to current safety standards in coordination with proposed major remodeling or additions.



**LEGEND**

- Very High
- High
- Moderate
- Non-Wildland/Non-Urban
- Urban Unzoned
- Local Responsibility Area

0 2 4  
MILES

NORTH

Base Map: Adapted from CASIL layers  
X.07110072.01 126 8/10

Source: California Department of Forestry and Fire Protection 2008.

**Fire Risk Severity Zones**

**Exhibit 4.12-1**



► **Policy HS2.1415:** Developments in the Valley Growth Boundary shall be planned and constructed to resist the encroachment of uncontrolled fire.

► **Action HS2.1:** Fire Standards. The County will maintain a planning and entitlement review process that documents compliance with state and local standards for fire safety. The County will update zoning, development, improvement standards, and building standards, as necessary, to maintain compliance with relevant fire codes, including those maintained by ~~the California Department of Forestry and Fire Protection~~Cal-Fire. County codes would be anticipated to address such topics as landscaping standards and fire-resistant plant materials, fire resistant building materials for exterior walls and other exterior features of structures, defensible space standards for different topographic conditions, sprinklers, emergency access, water supply and pressure for firefighting, building and road construction in areas prone to fire risk and greater slopes, and other relevant topics.

- Related Goals: Goal HS2
- Agency/Department: Community Development and Services Agency; Office of Emergency Services; Yuba Watershed Protection and Fire Safe Council
- Funding Source: Grants, development fees, and other funding sources, and if necessary, General Fund
- Time Frame: Ongoing, as necessary to maintain consistency with relevant fire codes.

► ~~Action HS2.2: Reduce Fire Risk~~Yuba County Wildfire Safety Plan. The County will prepare, adopt, and implement a comprehensive wildfire safety plan for foothills portions of the County with high and very high wildfire risk. This plan will be designed to reduce fuel loads, ensure emergency access and evacuation routes, and provide incentives for property owners to improve properties in order to reduce wildfire risk and improve fire resiliency for existing developed areas.

~~The County will continue to~~As a part of this planning effort, the County will collaborate with other public agencies and nonprofits to implement fire breaks and fuel reduction projects in areas of high and very high fire risk, including removal of invasive species that increase understory fuel loads. Areas of particular focus could include County roads, ridges surrounding rural communities, and defensible space around existing structures. The County will seek funding from sources, such as the Bureau of Land Management and the U.S. Department of Agriculture, for fire fuel reduction projects. The County, ~~where feasible~~, will collaborate with land owners in fire prone areas without adequate secondary access to improve access, add water tanks, or otherwise improve fire safety conditions.

The County will seek funding to provide incentives for property owners to retrofit existing structures in high and very high fire risk areas to reduce combustibility.

Planning for emergency access and evacuation routes will take into account records of historic fire activities affecting foothills portions of the County. Emergency access and evacuation will also take into account fire behavior modeling, including consideration of wildfire driven by winds that could limit the use of existing evacuation routes. The County will analyze and consider planning and fair-share funding of improvements needed to provide for emergency access and evacuation routes generally leading away from the head of a wildfire that has the characteristics of the worst-case predicted wildfire and secondary access allowing egress oriented in a direction of approximately 180 degrees from the previously described route.

The County would examine fair-share funding approaches and grant funding approaches for improvements needed to provide adequate emergency access and evacuation.

~~The County will seek funding to provide incentives for property owners to retrofit existing structures in high or very high fire risk areas to reduce combustibility.~~

- Related Goals: Goal HS2
- Agency/Department: Community Development and Services Agency; Office of Emergency Services; Yuba Watershed Protection and Fire Safe Council
- Funding Source: State and federal grants, other State or federal funding, and private funding from landowners of affected properties.
- Time Frame: As funding is available.

- ▶ **Policy HS7.1:** The County will assess risks associated with public investments and other County-initiated actions, and new private developments shall assess and mitigate hazardous materials risks and ensure safe handling, storage, and movement in compliance with local, state, and federal safety standards.
- ▶ **Policy HS9.1:** The County will review development projects, plans, and public investment decisions to ensure consistency with the Multi-Jurisdictional Multi-Hazard Mitigation Plan.
- ▶ **Policy HS9.3:** The County will coordinate with Caltrans to maintain Highways 20, 70, 49, and 65 in the lower half of the County and the County will maintain Marysville Road, Frenchtown Road, and La Porte–Quincy Road in the upper half of the County as primary emergency access and evacuation routes and improve other roads, as necessary, such as Plumas Arboga Road, to create additional evacuation routes (Exhibit Public Health & Safety-121).
- ▶ **Policy HS9.4:** The County’s development and improvement standards will require a circulation system with multiple access points, adequate provision for emergency equipment access, and evacuation egress.
- ▶ **Action HS9.1: Emergency Access and Evacuation Routes.** The County will seek funding to implement Action Items listed in the Multi-Hazard Mitigation Plan and future revisions to this Plan, including those actions intended to avoid flooding over emergency access routes. The County will consider, as a part of future revisions to the Multi-Hazard Mitigation Plan, whether new growth accommodated under the General Plan will require improvements to circulation or drainage in order to ensure adequate emergency access and evacuation egress, even in the event of a flood. As noted in Action HS1.2, the County will collaborate with Wheatland and Marysville on development of a flood emergency plan.

- Related Goals: Goal HS9
- Agency/Department: County Office of Emergency Services
- Funding Source: Grant funding
- Time Frame: Ongoing, as funding is available

- ▶ **Policy CD12.5:** New developments shall demonstrate the availability of adequate fire flow pressure, storage, system gridding, hydrant spacing, and sprinkler systems prior to approval.
- ▶ **Policy CD12.6:** The County will condition new developments and collaborate with local fire districts to locate stations so that first fire response can be provided within 6 minutes in 95% or more of cases within the Valley Growth Boundary.
- ▶ **Policy CD12.7:** The County’s target for fire protection is an ISO (Insurance Service Organization) rating of no less-greater than 5 within the Valley Growth Boundary and no less-greater than 8 for Rural Communities.
- ▶ **Policy CD20.1:** New developments shall be designed to discourage concentration of traffic at a few intersections. Multiple points of access shall be provided, whenever feasible.

- ▶ **Policy CD20.2:** New developments in the Valley Growth Boundary shall arrange roads in an interconnected block pattern, so that local pedestrian, bicycle, and automobile traffic do not have to use Arterials to circulate within the neighborhood. ~~Policy CD20.3:~~ The maximum average block length in new subdivisions approved in the Valley Growth Boundary should be approximately 450 feet. Smaller block sizes should be used around Neighborhood Centers, Community Centers, and Employment Centers.
- ▶ **Policy CD20.43:** New developments shall connect with adjacent roadways and stubbed roads and shall provide frequent stubbed roadways in coordination with future planned development areas. ~~Policy CD20.5:~~ Plans and projects shall connect to adjacent planned development areas and adjacent roadways at a minimum of 600-foot intervals. This minimum interval does not apply to development areas that are adjacent to existing or planned future limited-access highways, freeways, or expressways, or other areas where physical constraints would make this level of connectivity infeasible.
- ▶ **Policy CD20.75:** Since gated residential areas discourage connectivity, the County will only allow such developments if multi-modal connectivity and emergency access to and from surrounding areas will not be significantly impaired. The County will not allow gates unless emergency access can be provided consistent with the standards of the relevant fire district.
- ▶ **Policy CD20.86:** The maximum allowable length of a cul-de-sac within the Valley Growth Boundary is 400 feet unless an exception is approved by the Community Development Director in consultation with local emergency service providers. Where cul-de-sacs are allowed, they should incorporate bicycle/pedestrian through access, where feasible.
- ▶ **Policy CD20.811:** Speed bumps, which can inhibit connectivity and emergency access, are discouraged as a method of traffic calming.

## Conclusion

Implementation of these policies and actions from the 2030 General Plan listed above would ensure that new development, including potential development that could occur in higher wildfire risk areas in the foothills, is in compliance with fire codes and regulations designed to reduce the risk of a catastrophic wildfire. The County's proposed policies and actions also address fire response and the provision of fire protection. The 2030 General Plan addresses funding and construction of fire protection service facilities to serve new development. The 2030 General Plan also addresses the wide range of public health and safety problems that could lead to the need for emergency response, reducing the potential for such problems and ensuring the effectiveness of response, if needed.

Land use change accommodated under the 2030 General Plan was analyzed and is reported in throughout Section 4.0 of this EIR. The EIR analysis includes development of housing, businesses, and civic uses, including fire stations that may be needed to serve development at buildout of the General Plan. Although the number, location, and design of fire stations needed to serve development in the unincorporated County is unknowable at this time, the EIR has used generalized assumptions for the overall amount of acreage that could be disturbed by development under the General Plan and the overall amount of land use change and development that could occur at buildout. These assumptions include acreage and building construction for fire stations, as well as the full range of complementary uses. The 2030 General Plan also includes policies and actions that would reduce or avoid impacts, as noted throughout Section 4.0 of this EIR.

There is no additional significant impact related to construction of these facilities beyond that which is comprehensively analyzed throughout this EIR. As appropriate, future facility construction plans would be subject to project-level CEQA analysis and mitigation, further ensuring compliance with regulations and allowing additional opportunities for mitigation, if necessary. The impact is **less than significant**.

## Mitigation Measure

No mitigation is required.

**IMPACT 4.12-2** **Demand for Additional Law Enforcement Facilities.** *Implementation of the 2030 General Plan would accommodate an increase in population and commerce in Yuba County, thereby increasing the demand for police protection and law enforcement services, which could result in the need for additional and/or expanded police protection facilities. This impact would be **less than significant**.*

The 2030 General Plan would accommodate development in new growth areas, as well as redevelopment in existing communities. Rural communities could experience development, as well. The General Plan would accommodate construction of new physical structures and population, which would create additional demand for law enforcement, over current demand levels.

Some land use change and development accommodated under the General Plan would continue to be served by existing Sheriff's facilities without the need for expansions or new construction. However, buildout of the General Plan would increase the demand for services that would likely require the construction of new law enforcement facilities.

It is not possible at this time to describe the precise location and characteristics of law enforcement facilities that may be required to serve the unincorporated County at buildout of the General Plan. However, most new development under the 2030 General Plan would occur within the Valley Growth Boundary and the County anticipates that any additional Sheriff stations or substations that are needed to serve development within the Valley Growth Boundary would be constructed in development areas identified on the County's Land Use Diagram. Although new facilities would not be expected in Rural Communities, if there is such a need, the County anticipates that new stations or substations would be located within Rural Community areas, the development of which is considered throughout the environmental chapters of this EIR.

### Relevant Policies and Actions of the 2030 General Plan

The 2030 General Plan describes the County's updated policy approach to public services and facilities provision, including law enforcement. The General Plan provides an overall guide for development and conservation in the County over the long-term. The updated General Plan also provides policy guidance related to casual surveillance within communities. These policies are designed to increase community awareness of issues related to criminal activity and to make law enforcement surveillance and response more effective. The 2030 General Plan contains the following policies related to law enforcement:

- ▶ **Policy CD12.9:** The County's targets for law enforcement is to provide one officer per 1,000 persons within the unincorporated area and to provide an average response time of 5 minutes or less for Priority 1 emergency calls within the Valley Growth Boundary.
- ▶ **Policy CD15.2:** New developments shall provide for their fair-share cost of providing infrastructure, facilities, and services to serve such development.
- ▶ **Policy CD15.3:** New developments will be required to designate lands in appropriate locations, sizes, and free of constraints to accommodate public facilities and infrastructure needed to serve such development and/or pay a fair-share fee for land acquisition.
- ▶ **Policy CD15.4:** The County's impact fees will be revised to consider cost efficiencies associated with compact, mixed-use, age- or income-restricted, and infill development.

- ▶ **Policy CD8.8:** New developments shall use porches, stoops, windows, and other elements that provide "eyes on the street" onto yards, entrances, streets, and other public and semi-public places.
- ▶ **Policy CD8.9:** Fences and walls are discouraged along public travelways where they would present substantial barriers to casual surveillance or multi-modal travel.
- ▶ **Policy CD20.1:** New developments shall be designed to discourage concentration of traffic at a few intersections. Multiple points of access shall be provided, whenever feasible.
- ▶ **Policy CD20.2:** New developments in the Valley Growth Boundary shall arrange roads in an interconnected block pattern, so that local pedestrian, bicycle, and automobile traffic do not have to use Arterials to circulate within the neighborhood. ~~Policy CD20.3:~~ The maximum average block length in new subdivisions approved in the Valley Growth Boundary should be approximately 450 feet. Smaller block sizes should be used around Neighborhood Centers, Community Centers, and Employment Centers.
- ▶ **Policy CD20.43:** New developments shall connect with adjacent roadways and stubbed roads and shall provide frequent stubbed roadways in coordination with future planned development areas. ~~Policy CD20.5:~~ Plans and projects shall connect to adjacent planned development areas and adjacent roadways at a minimum of 600-foot intervals. This minimum interval does not apply to development areas that are adjacent to existing or planned future limited-access highways, freeways, or expressways, or other areas where physical constraints would make this level of connectivity infeasible.
- ▶ **Policy CD20.64:** The County discourages the use of sound walls within neighborhoods. Traffic dispersal on a finely connected network of smaller roadways and other planning and site design solutions should be used instead of sound walls to address noise issues, to the greatest extent feasible.
- ▶ **Policy CD20.75:** Since gated residential areas discourage connectivity, the County will only allow such developments if multi-modal connectivity and emergency access to and from surrounding areas will not be significantly impaired. The County will not allow gates unless emergency access can be provided consistent with the standards of the relevant fire district.
- ▶ **Policy CD20.86:** The maximum allowable length of a cul-de-sac within the Valley Growth Boundary is 400 feet unless an exception is approved by the Community Development Director in consultation with local emergency service providers. Where cul-de-sacs are allowed, they should incorporate bicycle/pedestrian through access, where feasible.
- ▶ **Policy CD20.118:** Speed bumps, which can inhibit connectivity and emergency access, are discouraged as a method of traffic calming.
- ▶ **Policy HS9.3:** The County will coordinate with Caltrans to maintain Highways 20, 70, 49, and 65 in the lower half of the County and the County will maintain Marysville Road, Frenchtown Road, and La Porte–Quincy Road in the upper half of the County as primary emergency access and evacuation routes (Exhibit Public Health & Safety-12).
- ▶ **Policy HS9.4:** The County's development and improvement standards will require a circulation system with multiple access points, adequate provision for emergency equipment access, and evacuation egress.

## Conclusion

Implementation of the proposed 2030 General Plan policies would ensure that police facilities and services would be funded and constructed, as needed, to serve new development. The 2030 General Plan also includes policies that will better allow citizens to monitor their communities for criminal activity, and that will allow law

enforcement provide more effective surveillance. The General Plan also requires connected roadway systems designed to improve emergency access and allow increase route choices to reach any given destination.

The County has developed buildout assumptions that encompass land use change that could be accommodated under the 2030 General Plan. These buildout assumptions were used in the analyses that are reported in throughout Section 4.0 of this EIR. The EIR analysis includes development of housing, businesses, and civic uses, including fire stations that may be needed to serve development at buildout of the General Plan. Although the number, location, and design of law enforcement facilities needed to serve development in the unincorporated County is unknowable at this time, the EIR has used generalized assumptions for the overall amount of acreage that could be disturbed by development under the General Plan and the overall amount of land use change and development that could occur at buildout. These assumptions include acreage and building construction for law enforcement facilities along with the full range of complementary uses. The 2030 General Plan also includes policies and actions that are specifically designed to reduce or avoid environmental impacts of construction, including construction of public facilities. The policies and actions related to each environmental topic area are noted throughout Section 4.0 of this EIR.

There is no additional significant impact related to construction of law enforcement facilities beyond that which is comprehensively analyzed and reported throughout this EIR. As appropriate, future facility construction plans would be subject to project-level CEQA analysis and mitigation, further ensuring compliance with regulations and allowing additional opportunities for mitigation, if necessary. The impact is **less than significant**.

#### Mitigation Measure

No mitigation is required.

**IMPACT 4.12-3** *Demand for Additional School Facilities. Implementation of the 2030 General Plan would accommodate a population increase in the unincorporated areas of Yuba County, which also increase the number of school-aged children requiring educational services. The increased demand for services could result in the need for new or expanded school facilities. However, the environmental effects of such facilities expansion are analyzed throughout the environmental subsections of Section 4.0 of this EIR and there are no additional significant impacts beyond that which is already fully addressed. In addition, school impact fees will be required to address increased demand for educational services. This impact is considered **less than significant**.*

Implementation of the 2030 General Plan would accommodate new residential development in unincorporated Yuba County, which would increase population, including school-aged children requiring educational services. Considerable population growth could occur within all of the County's school districts if the General Plan is fully built out, with the exception of Camptonville School District, which would likely not experience substantial growth. School districts that could experience substantial population increase include:

- ▶ Marysville Joint Unified School District (MJUSD),
- ▶ Plumas Lake Elementary School District,
- ▶ Wheatland Elementary School District, and
- ▶ Wheatland Union High School District.

MJUSD was the only school district that reported any overcrowded facilities during the interviews and analysis that supported the 2008 LAFCO Municipal Services Review. MJUSD serves many areas that could experience substantial population growth under buildout of the 2030 General Plan. With crowded conditions in some of the District's schools, additional population growth could lead to the need for school expansions or new facility construction. In other areas of the County served by other school districts, population growth accommodated under the General Plan could potentially lead to the need for additional school expansions or new facility construction.

The construction of school facilities could have a wide range of aesthetic, air quality, biological resources, cultural resources, geologic, hydrology and water quality, hazards, transportation, and other types of impacts. However, land use assumptions were derived in order to characterize the overall level of land use change that could occur under the 2030 General Plan. These generalized land use assumptions include assumptions for school facilities. The transportation analysis that supports the General Plan and this EIR includes assumptions on growth in enrollment among the assumptions for land use change. The environmental subsections included in Section 4.0 of this EIR present programmatic analysis of total land use change with buildout of the 2030 General Plan, including construction of school facilities.

Although the 2030 General Plan does not identify specific school sites, the County's policies are intended to ensure that new schools are located near the development they serve. The County's 2030 General Plan calls for coordination with school districts in planning efforts to ensure adequate facilities and appropriate school site locations. But, the County does not control the location, design, construction, or operation of the schools. The actual location, number, and design of new schools that may be needed over the course of General Plan implementation is not knowable at this time. This will depend on the pace, location, and character of residential development, future regulations and standards of the California Department of Education, and changes in the County's demographics, among other factors. New development is required by state law to pay school impact fees to school districts and provide sites for new schools. As new development occurs, new schools will be developed to accommodate the growth.

### Relevant Policies and Actions of the 2030 General Plan

The 2030 General Plan includes the following policies to address schools:

- ▶ **Policy CD5.1:** Valley Neighborhoods should provide for most daily and weekly destinations, including a mix of commercial retail and services, schools, parks, and other civic uses.
- ▶ **Policy CD11.1:** The County will encourage provision of high-quality parks and recreational areas, schools and other public services, retail, housing options, cultural attractions, walkability, and other amenities, in order to attract future employers.
- ▶ **Policy CD12.10:** The County will ensure that new development projects provide impact fees, land dedication, school construction, or other measures acceptable to local school districts to ensure adequate educational facilities.
- ▶ **Policy CD12.13:** The County ~~will~~**shall** take advantage of opportunities to develop, enhance, and maintain library services in coordination with local school districts, Yuba College, and other interested agencies.
- ▶ **Policy CD14.5:** The County will coordinate its land use planning with local school districts to ensure adequate educational facilities with safe and convenient pedestrian and bicycle access to and from surrounding neighborhoods.
- ▶ **Policy CD14.67:** The County will support joint-use facilities, shared maintenance, and projects with other local service agencies and districts that are coordinated to provide enhanced public levels of service and/or long-term cost savings.
- ▶ **Policy CD14.78:** The County will support and encourage joint-use parks for school and community use, joint-use parks for recreational and drainage conveyance and detention, joint-use libraries for school and community use, and other appropriate joint-use facilities. The County will encourage the use of schools as community centers to provide a range of services.
- ▶ **Policy CD15.8:** The County will encourage the joint use of parks for school and public use, as well as stormwater detention, as appropriate.

- ▶ **Policy CD17.2:** The County will coordinate approval of projects and plans with local transit providers to ensure that transit service is provided for work, shopping, school, and other types of trips within the Valley Growth Boundary.
- ▶ **Policy CD17.3:** The County will coordinate with Yuba College to provide housing and commercial services within walking and bicycling distance of the Linda campus and plan for convenient and safe pedestrian, bicycle, and transit options for students attending Yuba College.
- ▶ **Policy CD19.13:** Secure bicycle parking shall be provided at or near public buildings, business districts, parks, playgrounds, shopping centers, schools, transit terminals, bus stops, and other bicycle traffic generators.
- ▶ **Policy HS7.5:** The County will support compliance with state law regarding the location of school sites and sources of hazardous air emissions to ensure against endangerment of public health.
- ▶ **Policy HS9.2:** The County will provide public access to emergency response procedures in such locations as the Government Center, the County library, and public schools and will otherwise promote awareness of emergency response and evacuation plans.
- ▶ ~~**Policy NR1.8:** The County will encourage collaboration among recreation providers and local school districts on planning, financing, and development of joint-use parkspace and recreational facilities.~~ **Policy NR1.8:** Local parks ~~shall~~ should be located central to the neighborhood they serve and designed to encourage pedestrian and bicycle access.

## Conclusion

Policies identified in the 2030 General Plan are intended to ensure that new neighborhoods include conveniently-located schools to serve new population and that there is funding available via impact fees on new development to expand or construct new school facilities. The General Plan also presents various strategies designed to make more efficient use of land in public and private development and take advantage of opportunities to make joint use of public facilities for multiple purposes.

Buildout of the 2030 General Plan could accommodate an increase in enrollment within most of the County's school districts. If increased enrollment leads to the need to expand or construct new facilities, there could be environmental impacts associated with such expansion and construction. However, the construction of school facilities is considered along with other types of land use change and development in the environmental subsections of Section 4.0 of this EIR. There is no additional significant impact related to construction of school facilities beyond that which is comprehensively analyzed and addressed throughout this EIR.

As appropriate, subsequent environmental analysis may be required once specific locations of schools are determined. Site-specific approaches to mitigating impacts may apply. School impact fees would be collected in accordance with SB 50 (1998) to ensure the development of adequate school facilities, and State law dictates that payment of these fees is considered to be adequate mitigation under CEQA. Therefore, this impact is considered **less than significant**.

## Mitigation Measure

No mitigation is required.

**IMPACT**     **Need for New or Expanded Parks and/or Recreation Facilities and Potential for Accelerated**  
**4.12-4**     **Deterioration of Existing Parks.** *Implementation of the 2030 General Plan would result in an increase in population in Yuba County, which would result in an increase in demand for parks and recreation services and*

*require the construction of additional and/or expanded parks and recreation facilities. The construction of facilities could potentially have adverse impacts on the physical environment. Increased population in the unincorporated County could result in heavier use of existing parks within and outside of the unincorporated County, which could lead to accelerated deterioration of such facilities. The General Plan provides the policy direction necessary to fund and construct parks and recreational facilities needed to respond to increased demand. However, this would depend on the cooperation of agencies outside the County's direct control. Therefore, the impact is considered **potentially significant**.*

Implementation of the 2030 General Plan would result in the development of new residences in Yuba County, which would add new population and increase demands for services and public facilities, including parks and recreation services. This would require the development of new parks to accommodate this increased need. In addition, this additional population would be likely to use existing park facilities. It is likely that, for local and community-serving parks, residents would use park facilities closest to their homes. Regional serving park facilities would be anticipated to have a broader draw. If new parks are not developed to meet new demand or if existing park facilities are not properly maintained, it is possible that population growth in the unincorporated County could accelerate the physical deterioration of existing facilities. To ensure a high level of service, provide adequate parks and recreation services to County residents, and prevent the overuse of existing park facilities, the proposed 2030 General Plan includes policies that would encourage the development of new high-quality park facilities and the placement of parks within walking distance of all new development. In addition, in-lieu fees provided by new development could be used by the County to improve, expand, and maintain existing County parks to ensure that accelerated deterioration does not occur.

### **Relevant Policies and Actions of the 2030 General Plan**

The 2030 General Plan includes a Recreational Open Space Diagram, which depicts the general location of existing and future parks, trails, and other types of recreational open space needed to serve County residents and visitors during this General Plan time horizon. The County's Parks Master Plan presents similar information, but at a higher level of detail. The General Plan identifies conceptual locations for regional and local parks. Parks will be sized, located, designed, and developed with amenities suited to local needs and preferences. Realization of the Recreational Open Space Diagram will involve coordination among other entities, such as levee districts, reclamation districts, the Central Valley Flood Protection Board, Olivehurst Public Utilities District, private utilities, and the cities of Marysville and Wheatland.

The 2030 General Plan also contains the following policies and actions to address potential impacts related to parks and recreation services:

- ▶ **Policy NR1.1:** The County will collaborate with other agencies to ensure a quality park, recreation, natural open space, and trail system that is efficient to administer and cost-effective to maintain.
- ▶ **Policy NR1.2:** Local parks should be developed according to local needs, including those identified in the County's Parks Master Plan and the Olivehurst Public Utilities District Park Master Plan.
- ▶ **Policy NR1.3:** New developments shall contribute in-lieu fees and/or set aside land and dedicate improved, publicly accessible parkland and trails in locations and amounts dictated by applicable park standards, the County's Parks Master Plan, and the County Code.
- ▶ **Policy NR1.4:** The County's requirements for parkland provision may allow parkland credit for passive recreational open space, but at a reduced rate, compared to improved active parkland.
- ▶ **Policy NR1.5:** New developments shall provide for open space corridors consistent with the County's Parks Master Plan, and as needed to provide naturalized drainage and bike/pedestrian connections to nearby neighborhoods and destinations.

- ▶ **Policy NR1.6:** Specific Plans and Community Plans shall provide for publicly accessible parkland and trails, consistent with the General Plan and applicable standards.
- ▶ **Policy NR1.7:** Valley Neighborhoods should provide a diversity of park types at a ratio of at least 5 acres for every 1,000 residents.
- ▶ **Policy NR1.8:** Local parks ~~shall~~should be located central to the neighborhood they serve and designed to encourage pedestrian and bicycle access.
- ▶ ~~Policy NR1.89:~~ The County will encourage collaboration among recreation providers and local school districts on planning, financing, and development of joint-use parkspace and recreational facilities.
- ▶ ~~Policy NR1.9: The County will support an open space system that links parks, greenbelts, wildlife habitats, river corridors, channels, reservoirs, and other natural and recreational areas.~~
- ▶ **Policy NR1.10:** The County’s recreational open space should be designed to provide multiple benefits, including recreational, circulation, and stormwater drainage conveyance and detention. Applicable impact and in-lieu-fees will be reduced to reflect these overlapping uses for developments that include multi-use open space.
- ▶ **Policy NR1.11:** Recreational open space along rivers and streams should incorporate flood control objectives, habitat preservation, and habitat restoration, ~~and flood control objectives, as appropriate.~~
- ▶ **Policy NR1.12:** The County will incorporate trails along canals, transmission lines, and other easements and rights-of-way, where feasible, including trail development atop levees, so long as flood protection facilities are not adversely affected.
- ▶ **Policy NR1.13:** The County will communicate with neighboring counties and cities to explore connections with Yuba County’s planned regional trail system.
- ▶ **Policy NR1.14:** Recreational facilities and open space ~~shall~~should be designed to use recycled materials and green building techniques, minimize surface runoff, reduce water demand, provide habitat for native species, ~~and~~ reduce the need for ongoing maintenance, and incorporate, as feasible. ~~Policy NR1.15—Parks should be designed to incorporate~~ universal access principles ~~in order~~ to facilitate use by people of all ages and abilities. **Policy NR1.16** Active portions of parks that may generate light and noise should be located and designed to promote compatibility with the surrounding neighborhood.
- ▶ **Policy NR1.17**15: The County will support the establishment and expansion of ecological and agricultural tourism and recreation activities, consistent with the General Plan.
- ▶ **Policy NR1.18**16: Natural and recreational open space areas should be provided along the Feather River, the Yuba River and Gold Fields, ~~and~~ federal- and state-owned lands, and other river channels, river corridors, and reservoirs in collaboration with ~~the California Department of Fish & Game, U.S. Forest Service, and other~~ relevant agencies and willing property owners.
- ▶ ~~Policy NR1.19: The County should seek funding to establish a regional park along the Yuba River with interpretive displays that highlight the County’s gold-mining history and provide other recreational and cultural opportunities.~~
- ▶ ~~Policy NR1.20: The County will support a collaborative regional approach to maintaining and improving Marysville’s Riverfront Park, including adding a trail system, opening up views, creating better access, and implementing other enhancements.~~

~~► **Policy NR1.21:** The County will support expanded recreational opportunities and other improvements to Hammon Grove Park/Sycamore Ranch, including boat access to the Yuba River.~~

► **Policy NR1.2217:** The County will collaborate with other service providers and/or a future regional parks and recreation authority to provide youth and adult recreation programming.

► **Action NR1.1: Regional Park Authority or District.** In order to address regional parks and recreation demand, the communities of Yuba County should take a leadership role in forming a new regional parks and recreation authority and managing recreational programming. This effort will involve close cooperation and coordination among local park authorities, City of Marysville, Olivehurst Public Utilities District, City of Wheatland, Yuba Feather Community Services Districts, school districts, levee districts, and community service groups. The County will initiate the process for forming the regional authority/district in collaboration with partner agencies and the Yuba Local Agency Formation Commission. There are a variety of organizational and legal forms that this new authority could assume, although an independent park district with its own board of directors may be the best fit for Yuba County. The new park and recreation authority should take on regional-scale projects within Yuba County. The regional authority should provide assistance to community groups, county and city staff, and any other interested parties regarding how to improve their local and regional parks. The regional authority should circulate information about potential park funding sources to these interested parties. It is anticipated that the regional authority's staff would be an important resource for connecting local parks and recreation projects to available funding sources. Following the creation of the regional authority, Yuba County could continue to plan for local parks in unincorporated areas, consistent with the General Plan and Parks Master Plan, using in-lieu fees and other funding approaches. Maintenance and operation would be funded using county service areas, landscape and lighting districts, or other local funding mechanisms. The two cities and the Olivehurst Public Utility District (along with any future utility districts or incorporated cities) could continue to be responsible for planning, development, maintenance, and funding for local parks within their boundaries. Each agency should also be a part of the preliminary cooperative efforts leading up to the creation of a regional park authority/district. A park district can secure funding for capital and operations in a variety of ways. A park district has taxation and bonding authority, subject to voter approval, and can create benefit assessment districts. Regional funding will need to be clearly differentiated from local funding.

- Related Goals: Goal NR1, Goal NR2
- Agency/Department: Community Development and Services Agency
- Funding Source: General Fund, grant funding, fees, and other funding sources, as available
- Time Frame: Initiate regional discussions regarding feasibility of regional authority by 2013.

## Conclusion

Development and operation of new parks that may be needed to serve additional population accommodated under the General Plan could result in adverse impacts on the physical environment. Developed park facilities would be located within the Valley Growth Boundary and the Rural Community boundaries. Natural and recreational open space may be provided in areas outside the Valley Growth Boundary and Rural Community Boundary Areas. Regional park and bike trail facilities could potentially be developed in more rural areas of the County. The General Plan includes policies and actions that will reduce impacts of park development both within and outside of the Valley Growth Boundary and Rural Community Boundary Areas. The impacts of park development were considered along with the impact analysis of all land use change that could be accommodated under the General Plan. Potential environmental impacts that could result from the construction of facilities, such as parks, are analyzed at a program level in each of the individual subject area sections of this EIR. As appropriate, facilities construction plans would be subject to project-level CEQA analysis and mitigation, once details are available and projects are proposed. There is no additional significant impact related to construction of these facilities beyond that which is comprehensively analyzed throughout this EIR.

In addition, the General Plan identifies the County's policy approach to ensuring adequate provision of parkland as the County grows. This will ensure against overuse of existing facilities that may cause their deterioration. The 2030 General Plan establishes the overall parkland standard as "a diversity of park types at a ratio of at least 5 acres for every 1,000 residents." Implementation of this standard will require land dedication and/or fees and planning for parkland of different types that is integrated into new growth areas, as well as redevelopment areas. The County, however, is not the primary provider of developed park facilities or recreational programming for all unincorporated areas. Providing a diversity of parkland at ratios that are adequate to avoid overuse of existing facilities will require the cooperation of, and action by other agencies beyond the County's direct control. The General Plan provides the complete framework for providing parkland and recreational programming (see Action NR1.1), but the County cannot unilaterally implement this policy and implantation framework. Because the County cannot guarantee the full implementation of parkland and recreational policies and actions, and because it is possible that parkland and recreational facilities may not be provided at an adequate rate to avoid overuse of existing facilities, this impact is considered **potentially significant**.

#### Mitigation Measure

The County has provided policies and an action in the General Plan that would guide the provision of parkland and recreational programming to ensure adequate facilities and avoid the overuse of existing facilities. There is no feasible mitigation available to the County beyond that which is provided in policy and action statements in the General Plan. The impact is considered **significant and unavoidable**.

**IMPACT 4.12-5 Demand for Additional Library Facilities.** *Implementation of the 2030 General Plan would generate new population in Yuba County, which would create an increase in demand for library services, which could potentially result in the need for new or expanded library facilities. This impact would be less than significant.*

The Yuba County Library provides library services from its main facility in the City of Marysville. Services include an interlibrary loan program, programs for children of all ages, internet computers and wireless access, and multimedia resources for loan. Library resources, including Ebooks are available from the library's website <http://library.yuba.org>. Books by Mail and an automated library dispenser are being beta-tested as means of providing services in remote areas of the county. Since library services are currently limited, there may be an existing need for additional library facilities, whether or not the proposed 2030 General Plan is adopted. Some additional population growth could be served by the existing library facilities. With additional development and an increasing population, it is likely that demand for library services would increase. The addition of new residents that would occur under the proposed 2030 General Plan and other regional growth would create additional demand for new or expanded library facilities and potentially for extended hours at existing facilities. There could eventually be the need for new library branches in the County, the construction of which could result in some impacts on the environment.

It is not possible at this time to describe the precise location and characteristics of library facilities that may be required to serve the County at buildout of the General Plan. However, most new development under the 2030 General Plan would occur within the Valley Growth Boundary and the County anticipates that any additional library facilities that are needed to serve development within the Valley Growth Boundary would be constructed in development areas identified on the County's Land Use Diagram. Although new facilities would not be expected in Rural Communities, if there is such a need, the County anticipates that any facilities would be located within Rural Community Boundary Areas, the development of which is considered throughout the environmental chapters of this EIR. Construction of library facilities would be guided by the policies and actions included in the 2030 General Plan. As noted in the environmental subsections throughout Section 4.0 of this EIR, the 2030 General Plan includes policies and actions to address each environmental topic area and reduce or avoid impacts of projects that could be implemented under the General Plan.

## Relevant Policies and Actions of the 2030 General Plan

The 2030 General Plan contains the following policies and action to address library services:

- ▶ **Policy CD12.11:** The County will seek funding to improve and extend hours at the existing library in Marysville, while expanding library services to other urban and rural areas in the unincorporated County and Wheatland.
- ▶ **Policy CD12.12:** The County will support library service enhancements through online services, electronic media, tying into computer labs, virtual branches, library service in existing community buildings, and other decentralized approaches, as well as traditional libraries.
- ▶ **Policy CD12.13:** The County will take advantage of opportunities to develop, enhance, and maintain library services in coordination with local school districts, Yuba College, and other interested agencies.
- ▶ **Action CD12.1: Facility Planning.** Following adoption of the General Plan, as funding allows, the County will seek to draft and/or update long range facility plans for relevant County departments. The Community Development and Services Agency will provide detail on population growth assumptions for different parts of the County to assist with the facility planning effort. It is anticipated that joint-use and operation opportunities would arise from a coordinated facility planning process that involves multiple County departments. The County should identify and prioritize discrete projects in the facilities master plan. Facility master plan projects would be a part of the County's ongoing capital improvements programming and the subject of grant applications. For example, the County should coordinate facility master plan updates with applications for the US Department of Agriculture's Rural Development low-interest loan and grant programs for rural parts of the County.
  - Related Goals: Goal CD12
  - Agency/Department: Community Development and Services Agency; Administrative Services Department; Library Department
  - Funding Source: Impact fees; federal and state funds; General Fund
  - Time Frame: Update facility master plans by 2015
- ▶ **Policy CD14.8:** The County will support and encourage joint-use parks for school and community use, joint-use parks for recreational and drainage conveyance and detention, joint-use libraries for school and community use, and other appropriate joint-use facilities. The County will encourage the use of schools as community centers to provide a range of services.

## Conclusion

The policies and actions of the 2030 General Plan would guide the provision of library services, ensuring that future needs are met and encouraging joint-use provisions of service that could result in efficiencies and reduced environmental impacts associated with constructing facilities. Although population growth accommodated under the General Plan would increase demand for library services, it is not possible at this time to specifically assess impacts of any library expansions or new library facilities that may be needed during buildout. Although specific impacts cannot be assessed in this EIR, this EIR does address overall impacts on the physical environment for development within the Valley Growth Boundary and the Rural Community boundaries, including possible construction of public facilities. There is no additional significant impact related to construction of these facilities beyond that which is comprehensively analyzed throughout this EIR. The impact is considered **less than significant**.

**Mitigation Measure**

No mitigation is required.