

MARYSVILLE NO HELP TO YUBA HIGHLANDS

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Marysville won't endorse the Yuba Highlands development until the environmental study addresses the project's impacts on the city, council members said.

The Yuba Highlands' final environmental impact report was recently completed. After reviewing the document, City Council members questioned explanations of the project's impacts on Marysville.

"I suggest staff be directed to indicate to the county the insufficiency and inadequacies of the EIR," Councilman Ben Wirtschafter said Tuesday night.

Yuba Highlands is a large suburban community being proposed between Beale Air Force Base and the Spenceville Wildlife Area just west of Nevada County.

The project includes 4,534 single-family houses, 424 multi-family dwellings, 180,000 square feet of commercial businesses and 836,000 square feet of business park space.

"This is a very large project to the north of us," said City Planner Gary Price.

The city previously addressed Yuba Highlands through the draft environmental impact report. But after reviewing the final report, city staff and council members said their concerns weren't all addressed.

"The question of impacts on the city, in particular, generally did not get into the Yuba County environmental plan," Price said.

Marysville representatives said the report's inadequacies include confusion about Yuba County traffic mitigation fees being tied to Marysville transportation improvements. The report also uses outdated traffic count information, they said.

In addition to traffic impacts on Marysville, the report fails to adequately address affordable housing needs, Marysville representatives said.

Nevada County supervisors last week wrote to Yuba County about the Yuba Highlands EIR. They said it lacked specific and complete information about traffic, encroachment on Beale Air Force Base and its effects on wildlife and water supplies.

Nevada County Supervisor Nate Beason wrote that the Yuba Highlands document should have a "detailed and complete examination" of potential impacts to schools, roads, sewage systems, water supplies and other public services.

The Yuba County Planning Commission will hold a public hearing Nov. 29 to consider the project's area plan, development agreement, community plan amendments and the environmental impact report. County supervisors will have the final say.