

# *The County of Yuba*

## Community Development and Services Agency

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### DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

**MEETING DATE:** March 6, 2025

**TO:** Development Review Committee

**FROM:** Alex Becerra, Planner I

**RE:** Tentative Parcel Map "TPM-24-0011" (Foust)

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**REQUEST:** The applicant is requesting approval of a Tentative Parcel Map to subdivide an existing 20-acre parcel into two parcels for a property located at 7528 Camp Far West Road in the community of Camp Far West (APN: 015-590-004).

**RECOMMENDATION:** Staff recommends that the Development Review Committee (DRC) adopt the attached Initial Study and Mitigated Negative Declaration (IS/MND), Mitigation Monitoring and Reporting Program (MM), approving Tentative Parcel Map TPM-24-0011 subject to making the necessary findings and the conditions of approval contained herein (Attachment 2).

**BACKGROUND/DISCUSSION:** The 2030 General Plan designates the subject site land use as Rural Community (RC), and the zoning as Rural Residential, 10-acre minimum (RR-10). The project site is located at 7528 Camp Far West Road, approximately five miles northeast of the City of Wheatland, identified as Assessor's Parcel Number (APN) 015-590-004. The total parcel size is 20 acres and is proposed to be subdivided into two 10-acre parcels in accordance with the zoning designation.

The project site was previously developed with a 4,492-square-foot residence, along with accessory structures, but the residence was destroyed by fire in 2024. The applicant has obtained a demolition permit (DMO-24-0039) to remove any remaining structures, leaving the site vacant. A previous Tentative Parcel Map approval for subdivision existed but was not recorded before its expiration (TPM2006-0032). Due to the time lapse, a new Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared to ensure compliance with current environmental regulations and site conditions.

Access to the new parcels will be provided via an existing 50-foot private access easement from Camp Far West Road. Future development on the parcels will require compliance with local road and driveway standards established by the Yuba County Public Works Department. Each parcel will also require separate well and septic systems, subject to approval by Yuba County Environmental Health.

Given the site conditions and proposed development, the project does not introduce new land use conflicts and is consistent with the surrounding rural residential pattern. The project has been reviewed by multiple agencies, including the Yuba County Public Works, Environmental Health, and Building Departments, along with relevant fire and utility providers.

**SURROUNDING USES:**

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
Subject Property	Rural Community	RR-10	Residential
North	Rural Community	RR-10	Residential
East	Rural Community	RR-10	Residential
South	Rural Community	AE-80	Agricultural
West	Rural Community	RR-10	Vacant

Surrounding properties range in size from 10 to 150 acres. All adjacent properties share the same Rural Community (RC) General Plan designation, with existing residential, agricultural, or vacant land uses. The properties to the north, west, and east have RR-10 (Rural Residential, 10-acre minimum) zoning, while the property to the south is zoned AE-80 (Exclusive Agricultural, 80-acre minimum) and is used for agricultural purposes.

The majority of adjacent properties are developed with either rural residences or agricultural uses, making the proposed parcel split consistent with the area's land use patterns. The project would not alter the existing rural character or demographics of the area and is therefore compatible with surrounding uses. The General Plan Land Use Diagram designates the subject property and surrounding parcels as RC, reinforcing the appropriateness of the proposed subdivision.

**GENERAL PLAN/ZONING:** The project site is located in the unincorporated area of Yuba County and is designated as RC on the 2030 General Plan Land Use Diagram. The Rural Community land use classification is intended to provide rural residential opportunities with supportive services while allowing for agricultural, forestry, and other natural resource-related uses.

Appropriate uses within this designation include, but are not limited to: residential, grazing, agricultural processing, and natural resource-oriented commercial and tourism uses. Additional compatible uses include local retail and commercial services, educational and medical facilities, parks and recreational areas, and public infrastructure. The proposed subdivision of the parcel into two 10-acre residential lots is consistent with the intent of the RC designation, as it maintains the rural residential character while preserving opportunities for agricultural or open-space uses.

The project aligns with the General Plan policies for low-density rural development while ensuring that infrastructure and environmental considerations are addressed through the IS/MND review process.

The project complies with the following General Plan Policies:

1. *Policy NR5.1: New developments that could adversely affect special-status species habitat shall conduct a biological resources assessment and identify design solutions that avoid such adverse effects.*

A Biological Resource Assessment (BRA) was conducted for the project site and determined that no special-status species or suitable habitat exist within the project area. The study reviewed multiple databases, including CNDDDB, CNPS, and USFWS, and determined that none of the species identified in the region are likely to be present on-site due to a lack of suitable habitat. As a result, the project will have no impact on special-status species and is consistent with this policy by ensuring compliance with environmental review procedures.

2. *Policy CD9.8: The allowable density, design, and lot configuration of rural developments will depend on soil and geological characteristics, biological resources, aesthetic resources, cultural resources, circulation, fire safety, and other factors identified throughout this General Plan.*

The BRA found that the site consists mostly of non-native grassland with no wetlands, special-status species, or sensitive habitats. In addition, the United Auburn Indian Community (UAIC) performed a Site Visit and subsequent report to confirm that no cultural resources or archaeological sites were identified on the property.

The project respects these environmental and infrastructure constraints by maintaining the existing 50-foot access easement, using on-site wells and septic systems, and following County fire safety requirements. Lot sizes and configurations are consistent with the rural character and zoning standards, ensuring that the subdivision balances development with site conditions while aligning with County policies.

3. *Action HS3.10: New developments proposing private well and septic systems shall demonstrate compliance with the County's standards for water wells and sewage disposal systems, which are designed to protect public and environmental health.*

Each proposed parcel will be served by individual well and septic systems, subject to approval by Yuba County Environmental Health. The project will be required to demonstrate compliance with all applicable siting, design, and monitoring standards to ensure that water quality and public health are protected. The conditions of approval will include requirements for well and septic system permits to ensure proper implementation and long-term functionality.

As mentioned previously, the property is zoned RR-10. Pursuant to Chapter 11.06 of the Yuba County Development Code, the purpose of the Rural Residential zoning district is to:

1. Allow for the appropriate development of very low density, large-lot single family homes and related uses in the rural community areas of the County.
2. Create standards to preserve and protect the character of existing rural residential areas and ensure that future rural residential development is compatible with the surrounding community and adjacent Natural Resources designated lands.

This proposed Tentative Parcel Map aligns with and fulfills the stated objectives of the RR-10 zoning district. It allows for low-density rural residential development by creating two 10-acre parcels that support single-family residential uses while maintaining compatibility with the surrounding rural community. The project preserves the rural character of the area by ensuring that future development remains consistent with zoning standards and does not introduce urban land uses. Additionally, the subdivision meets the minimum lot size requirements of the RR-10 district, ensuring that each parcel can accommodate on-site wells, septic systems, and necessary infrastructure without impacting neighboring properties.

ENVIRONMENTAL REVIEW: Staff has prepared a Mitigated Negative Declaration and Mitigation Monitoring Plan (Attachments 3 and 4) pursuant to the California Environmental Quality Act (CEQA) Section 15070(b)(1).

The proposed subdivision does not introduce new land uses or significant physical changes to the site. The project consists of subdividing the existing 20-acre parcel into two 10-acre parcels, consistent with the RR-10 zoning designation. The site consists of non-native annual grassland and does not contain significant biological resources. Mitigation measures have been incorporated to ensure that potential construction-related impacts (e.g., dust control, noise, and nesting bird protections) are minimized. With these measures in place, the IS/MND concludes that the project will not result in significant environmental impacts, making it consistent with CEQA requirements.

As mentioned previously, a BRA was prepared in 2024 to confirm the absence of special-status species, wetlands, or critical habitat areas. A drainage swale crosses the site, but does not meet the criteria for jurisdictional wetlands and will not be impacted by the proposed subdivision. In addition, a cultural resources site visit was conducted by the UAIC in November 2024, which did not identify any archaeological or tribal cultural resources on-site. However, in accordance with CEQA and local tribal consultation policies, an Inadvertent Discovery Condition will be applied. This condition ensures that if cultural materials or human remains are encountered during ground disturbance, appropriate mitigation measures and notifications will be implemented.

The environmental document was circulated for the required 20-day review period and comments received to date are listed in the Department and Agency Review section of this staff report.

**COMMENTS:** Planning staff has received the following comment letters (Attachment 5):

- County Staff – The Public Works Department, Environmental Health Department, Building Department, and Code Enforcement Department have reviewed the project and provided comments and/or conditions of approval that are incorporated into the attached Conditions of Approval.
- PG&E – No comments.
- Caltrans – No comments.
- CalFire – Approved the proposed property subdivision.

**FINDINGS:** Projects are evaluated for consistency with the County’s General Plan, conformance with the County’s Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or work in the area surrounding the project. In the case of addressing project impacts to health, safety, and welfare, specific findings need to be met for each entitlement. Below are the findings for each project entitlement needed for project approval.

**Tentative Parcel Map:**

1. *The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, this Code, and other applicable provisions of the County Code. A proposed subdivision shall be considered consistent with the General Plan or a specific plan only when the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan;*

The project site is designated RC in the 2030 General Plan and is within the RR-10 zoning designation. The proposed subdivision aligns with the General Plan's goals for rural residential development by maintaining low-density residential land use while preserving the rural character of the area. The project complies with zoning requirements, does not introduce incompatible land uses, and supports the long-term viability of the existing rural community.

2. *The design of the subdivision shall provide, to the extent feasible, for future passive and natural heating and cooling features in accordance with Section 66473.1 of the Subdivision Map Act; and*

While no new homes are currently proposed, the 10-acre lot sizes provide ample space for optimal site planning. Any future residences can be positioned to maximize solar orientation for energy efficiency and take advantage of prevailing breezes for natural cooling.

3. *Water will be available and sufficient to serve a proposed subdivision with more than 500 dwelling units in accordance with Section 66473.7 of the Subdivision Map Act.*

The proposed development does not include more than 500 dwelling units.

Report Prepared By:



Alex Becerra  
Planner I

Report Reviewed By:

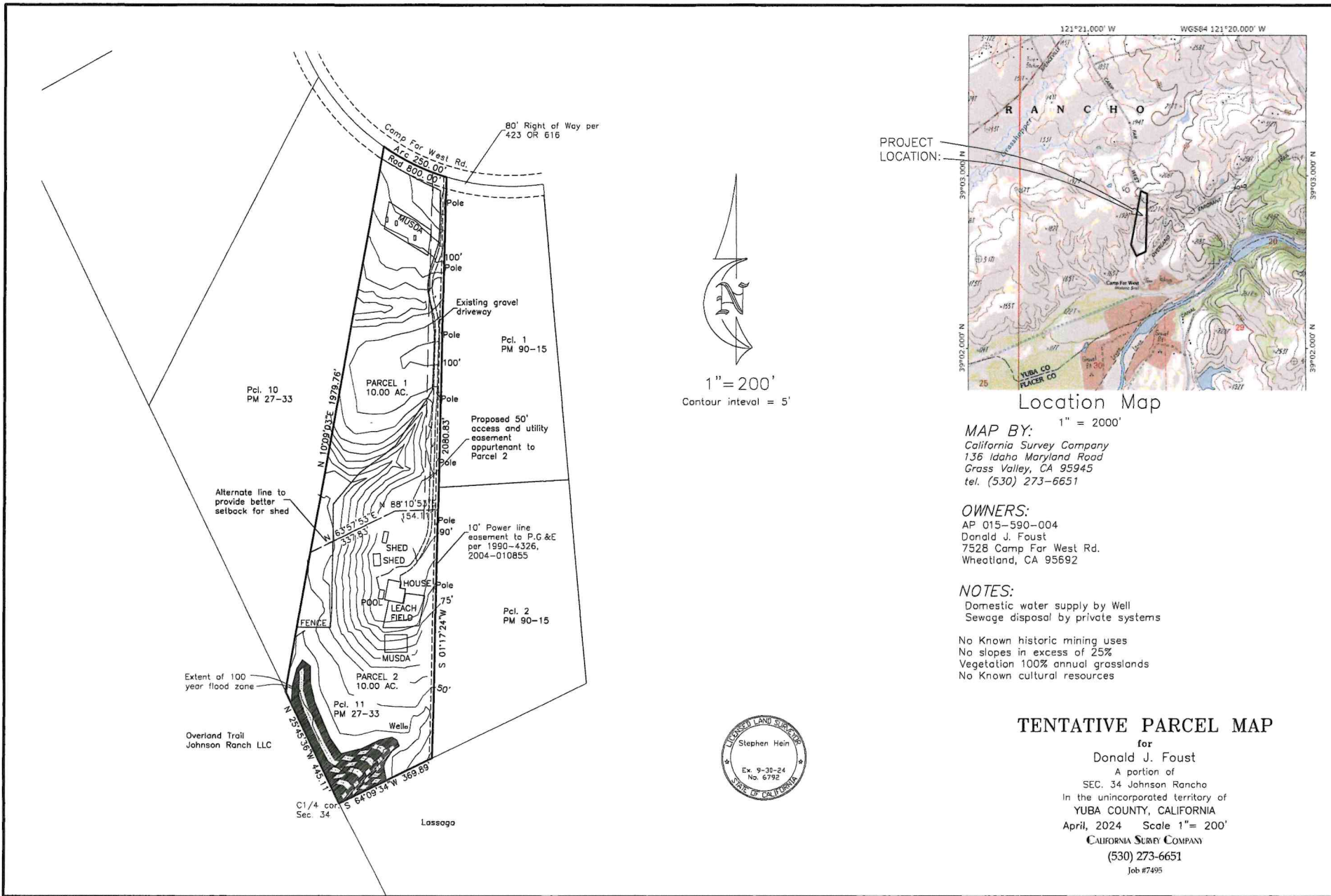


Rachel Olson  
Deputy CDSA Director

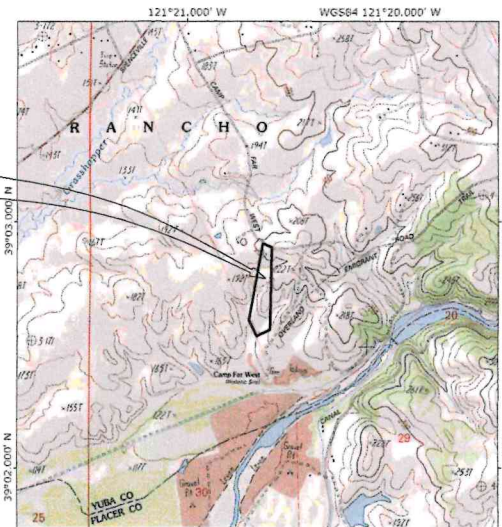
ATTACHMENTS:

1. Tentative Parcel Map
2. Draft Conditions of Approval
3. Initial Study/Mitigated Negative Declaration
4. Mitigation Monitoring Plan
5. Comment Letters

Attachment 1



PROJECT LOCATION:



Location Map

MAP BY:  
California Survey Company  
136 Idaho Maryland Road  
Grass Valley, CA 95945  
tel. (530) 273-6651

OWNERS:  
AP 015-590-004  
Donald J. Foust  
752B Camp Far West Rd.  
Wheatland, CA 95692

NOTES:  
Domestic water supply by Well  
Sewage disposal by private systems  
  
No Known historic mining uses  
No slopes in excess of 25%  
Vegetation 100% annual grasslands  
No Known cultural resources



**TENTATIVE PARCEL MAP**  
for  
Donald J. Foust  
A portion of  
SEC. 34 Johnson Rancho  
In the unincorporated territory of  
YUBA COUNTY, CALIFORNIA  
April, 2024 Scale 1" = 200'  
CALIFORNIA SURVEY COMPANY  
(530) 273-6651  
Job #7495

**DRAFT CONDITIONS OF APPROVAL  
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE**

**Applicant/Owner: Stephen Hein**  
**APN: 015-590-004**

**Case Number: TPM-24-0011**  
**DRC Hearing Date: March 6, 2025**

**ACTIONS FOR CONSIDERATION:** Staff recommends the Development Review Committee take the following actions:

- I. After review and consideration, staff has prepared an initial study for the project and subsequent Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) Section 15070 (b)(1) (Decision to Prepare a Mitigated Negative Declaration).
- II. Approve Tentative Parcel Map TPM-24-0011 subject to the conditions below, or as may be modified at the public hearing, making the findings made in the Staff Report, pursuant to County of Yuba Title XI Sections 11.40.040.

**GENERAL CONDITIONS**

- 1) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.
- 2) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations, including the requirements provided by Chapter 11 of the Yuba County Development Code.
- 3) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County prior to filing of the Final Map.
- 4) Unless specifically provided otherwise herein, all references to the Final Map, Final Maps, or to the Final Subdivision Map contained herein shall also mean a map or maps prepared for recordation of each phase of development if the project is to be phased.
- 5) This tentative parcel map may be effectuated at the end of the ten (10) appeal period which is March 17, 2025. Tentative Parcel Map TPM-24-0011 shall be designed in substantial conformance with the approved tentative map (Attachment 1) filed with the Community Development & Services Agency and as conditioned or modified below. Minor modifications to final configuration of the Final Map may be approved by the Community Development & Services Agency Director; however, the number of parcels shall not exceed that shown on the approved tentative map.
- 6) This tentative parcel map shall expire 36 months from the date of approval on March 6, 2027, unless extended pursuant to Chapter 11.40.050 of the Yuba County Development Code.

**PUBLIC WORKS DEPARTMENT:**

- 7) The Public Works Director may reasonably modify any of the Public Works conditions contained herein.
- 8) All parcels shall have a driveway, existing or proposed, conforming to the current Yuba County Standards for a Rural Driveway (Drawing No. 127) under permit issued by the Department of Public Works.

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- 9) All existing or proposed driveway encroachments onto Camp Far West Road shall conform to the current Yuba County Standards for a Driveway Apron (Drawing No. 128) under an encroachment permit issued by the Department of Public Works.
- 10) Owner shall provide a non-exclusive access and utility easement connecting Parcel 2 to Camp Far West Road to be reserved in deeds on the parcel map. The easement shall be located in such manner as to permit the construction of a rural driveway in compliance with the requirements of the Yuba County Improvement Standards.
- 11) All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Standards and approved by the Yuba County Department of Public Works. Owner's contractor shall meet on-site with the Public Works Department representative prior to the commencement of work to discuss the various aspects of the project.
- 12) Owner, heirs or assigns of this property, or portions thereof, shall remove and/or relocate any fence(s) located within dedication(s) or offer(s) of dedication required by this division or within existing County easement(s) or right(s)-of-way which lies within or are adjoining this property. Such fence removal or relocation is deferred until such time as the then owner is directed by the Public Works Department of Yuba County to remove or relocate the fence(s). Any new fences installed shall be constructed outside the limits of dedications or offer(s) of dedication required by this division, existing County easements or rights-of-way.
- 13) Prior to the approval of any grading permit or improvement plans, owner must submit documentation demonstrating that all necessary permits and approvals have been obtained, which may include: a 404 permit from Army Corps of Engineers; including Section 7 consultation with the U.S. Fish and Wildlife Service, 401 certification from the Regional Water Quality Control Board, 2081/1602 permit, as necessary, from the California Department of Fish and Wildlife, and pre-construction surveys for special status species.
- 14) Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, it is required to obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More information may be found at: [www.swrcb.ca.gov/stormwtr/construction.html](http://www.swrcb.ca.gov/stormwtr/construction.html). Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as described by either the RWQCB or the State Water Regional Control Board (SWRCB). The SWPPP shall describe and identify the use of Storm Water Best Management Practices (BMP's) and must be reviewed by the Yuba County Public Works Department prior to the Department's approval of Improvement Plans or issuance of a Grading Permit for the project. See Yuba County's Stormwater Regulations for Construction Activities Procedures for details. According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and postconstruction stormwater management measures for this project shall be in substantial compliance with the SWPPP.
- 15) Erosion control shall conform to section 11 of the Yuba County Improvement Standards.

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- 16) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the parcel map.
- 17) Owner shall be responsible for giving sixty (60) days' notice to the appropriate public utilities, PG&E, AT&T, Comcast, etc., prior to any new construction or development of this project.
- 18) Approximate centerlines of all perennial streams, ditches, ponds, and any other drainage features within this division shall be shown on the parcel map.
- 19) Should a fire suppression system be required by the responsible fire protection authority for compliance with the Yuba County Fire Safe Standards and the latest California Fire Code, which facilities may include a community water supply system, wells, water storage tanks, etc., Owner shall provide easements as necessary for such system for the benefit of each lot within the parcel map.
- 20) Owner shall provide public service easements as necessary for any existing overhead or underground utilities, sewer lines, waterlines, etc. which may provide service to any or all of the parcels being created by this parcel map. Such easements shall have a minimum width of 10 feet or larger as may be required by the service provider and shall be clearly identified by metes and bounds on the parcel map. Any relocation or rearrangement of the public service provider's facilities to accommodate this project shall be at the Owner's expense.
- 21) Owner shall be required to pay all taxes, past and current, including those amounts levied as of January 1, but not yet billed, on the property prior to filing the parcel map.
- 22) Owner shall submit a current Preliminary Title Report or Parcel Map Guarantee, in favor of Yuba County, two (2) check prints of the parcel map, calculations, supporting documentation and map checking fees to the County Surveyor, Department of Public Works for checking, approval and filing of the parcel map. An updated Parcel Map Guarantee shall be provided 1 week prior to filing the parcel map with the Yuba County Recorder.
- 23) Owner shall have the property surveyed and have corner monuments placed at all lot corners in conformance with requirements of the County Surveyor, chapter 11.41 of the Yuba County Ordinance Code and the California Subdivision Map Act (Government Code section 66410 and following).
- 24) All easements of record that affect this property are to be shown on the parcel map.
- 25) Prior to submitting the parcel map to the Recorder's Office for filing, all outstanding County fees due to the Community Development and Services Agency departments shall be paid in full.
- 26) Owner shall submit a copy of the final map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures or other requirements. Before the final map can be filed with the Yuba County Recorder, a statement from the Planning Director which states that the final map is found to be in conformity with the Department's conditions of approval, mitigation measures and requirements shall be received by the County Surveyor.
- 27) Owner shall submit a copy of the final map for review by the Environmental Health Department for conformance with the Department's conditions of approval and other requirements. Before the final map can be filed with the Yuba County Recorder, a statement from the Environmental Health Department Director which states that the final map has been found to be in conformity with the Environmental Health Department conditions and requirements and that it is in

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conformance with the requirements of Chapter 7.07 of the Yuba County Ordinance Code shall be received by the County Surveyor.

- 28) Owner shall submit a copy of the final map for review by Yuba County and the appropriate Fire Protection Authority to determine conformance with the conditions of approval, the Yuba County Fire Safe Ordinance and the California Fire Code requirements. Before the final map can be filed with the Yuba County Recorder, a letter from the Fire Protection Authority shall be submitted to the County Surveyor which states that the Fire Safe requirements have been met and that there are no objections to filing the final map.
- 29) Prior to filing the Parcel Map, written approvals shall be submitted to the County Surveyor from all of the appropriate utility service providers that their requirements have been met and that financial arrangements have been made to ensure their facilities will be installed and that they are satisfied with the public utility easements as shown on the Parcel Map.

**ENVIRONMENTAL HEALTH DEPARTMENT:**

- 30) Owner shall submit a file map to Environmental Health showing that parcel(s) 1, contain the minimum useable sewage disposal area, as established by the Yuba County Sewage Disposal Ordinance, 7.07. File map shall also show the precise location of all existing sewage disposal systems, and shall clearly identify the location of all soil mantles and percolation tests. This file map shall also show contour, slope, all bodies of water (seasonal and year-round), water wells, and all existing structures. Furthermore, a 100' septic exclusion area (as measured from the seasonal high water line) shall be delineated around all rivers, streams, and ponds.
- 31) Owner shall submit for Environmental Health review and approval the results of soils studies for parcel(s) 1, conducted in accordance with the Yuba County Sewage Disposal Ordinance, Chapter 7.07.
- 32) All soil profiles must be witnessed by Environmental Health Department staff. Schedule soil profile appointments with Environmental Health Department staff in advance of the testing.
- 33) The total minimum useable sewage disposal area shall be delineated for parcel(s) 1, on a separate document (Yuba County Health Certificate), recorded and cross referenced to the recorded final map.
- 34) The design and location of wells and sewage disposal systems shall be in conformance with standards established by Yuba County Environmental Health. Each lot must be self-reliant for domestic water and sewage disposal unless public utilities are available.
- 35) Septic systems crossing ditches, drainages, or creeks will need to meet all Environmental Health or other agency (i.e. DFG, Army Core, etc.) requirements prior to approval.
- 36) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
- 37) All existing trash and debris shall be removed from the subject site.
- 38) All abandoned or inactive wells on the subject site shall be destroyed or maintained in accordance with the "Water Well Standards: State of California, Bulletin 74-81".
- 39) All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.

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- 40) The following shall apply to all land divisions where domestic water is to be supplied by individual wells:

Prior to final map wells will be required on 10% of the parcels to be developed that meet or exceed the requirements for creation of new parcels as outlined in Ordinance 1400, as it amends chapter 7.03 of Title VII of the Yuba County Ordinance Code regarding water wells.

All wells drilled to meet this requirement shall have a minimum yield of 2 gallons per minute if tested with the airlift method and 3 gallons per minute if a production test is run. If a well is drilled that does not meet these standards it can be destroyed or placed inactive until used and a replacement well drilled. Before approval of test wells, a well log, a drillers report on production and lab tests must be submitted for each test well.

**The following statement shall also apply to this division:**

"There is no assurance that underground water sources exist within the limits of the hereon shown parcel(s) which will be adequate in sufficient quantity or quality to meet future needs. Developer(s) of the parcel(s) herein created will be responsible for demonstrating that adequate on-site water is available for the proposed use of the parcel(s).

**Surface water (i.e. Springs, Creeks, Irrigation ditch's, etc.) is not an approved domestic potable water source."**

**BUILDING DEPARTMENT:**

- 41) All new/proposed buildings and structures shall obtain a building permit prior to construction.
- 42) All new/proposed development must meet applicable requirements of most current adopted version of the California Code of Regulations, Title 24, and Yuba County Ordinance Code Title X, which includes, but is not limited to: Building, Plumbing, Electrical, Mechanical, Accessibility and Fire Code requirements.
- 43) All existing unpermitted buildings and structures must obtain as-built building permits prior to final approval of conditions. See Building Department for as-built application requirements.

**CODE ENFORCEMENT DEPARTMENT:**

- 44) No person or entity shall cause, permit, maintain, conduct or otherwise allow a public nuisance to exist upon any property within the unincorporated area of the County as defined by the Yuba County Ordinance Code.
- 45) The property owner(s) shall maintain the cleanliness of the property by regularly removing trash and debris, and trim vegetation as necessary to ensure safety and aesthetics. This obligation shall extend in perpetuity, and failure to comply may result in penalties or corrective action.

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**PLANNING DEPARTMENT:**


- 46) Parcel design on the Final Parcel Map shall be in conformance with the approved Tentative Map as filed with the Community Development Department. The Community Development Director may approve minor modifications to the final configuration; however, the number of parcels shall not exceed that shown on the approved tentative map.
- 47) Owner shall submit a copy of the final map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures or other requirements. Before the final map can be filed with the Yuba County Recorder, a statement from the Planning Director which states that the final map is found to be in conformity with the Department's conditions of approval, mitigation measures and requirements shall be received by County Surveyor.
- 48) Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developer's/applicant's expense or as agreed by PG&E. There shall be no building of structures under or over any PG&E facilities or inside any PG&E easements that exist within the subject area.
- 49) Operator shall meet all requirements of the Feather River Air Quality Management District.
- 50) Should any prehistoric or historic artifacts, including human remains be exposed during construction and excavation operations, work shall cease, and the Community Development & Services Agency shall be immediately notified and will ensure adherence to CEQA Guideline Section 15064.5(e). If apparent human remains are exposed, the County Coroner shall be consulted to determine whether any such materials require special treatment prior to resuming construction.
- 51) Prior to the issuance of any building final occupancy permits, the project shall comply with the Noise and Vibration Section from Yuba County General Plan Chapter 6, Public Health and Safety.
- 52) Prior to the issuance of any certificate of occupancy permits for Parcels 1 and 2, an exhibit shall be submitted to the Planning Department showing consistency with Section 11.25.100(B)(13) Design Standards for Parking Lots.
- 53) All trash and collection associated with any development on Parcels 1 and 2 shall be consistent with Section 11.19.110 Trash and Refuse Collection Areas of the Yuba County Development Code.
- 54) Prior to Map Recordation, an ingress and egress shall be recorded prior to final map recordation.

Yuba County CDSA



Alex Becerra  
Planner I

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

	<p><b>INITIAL STUDY/MITIGATED NEGATIVE DECLARATION</b> <b>TPM-24-0011 (Foust)</b></p>
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**Project Title:** Tentative Parcel Map TPM-24-0011 (Foust)

**Lead Agency Name and Address:** County of Yuba  
Planning Department  
915 8<sup>th</sup> Street, Suite 123  
Marysville, CA 95901

**Project Location:** Assessor's Parcel Number: 015-590-004

**Applicant/Owner**

<b>Owner:</b>	<b>Applicant:</b>
Donald Foust	Stephen Hein
7528 Camp Far West Road	136 Idaho Maryland Road
Wheatland, CA 95692	Grass Valley, CA 95945

**General Plan Designation(s):** Rural Community

**Zoning:** "RR-10" Rural Residential (10 acres minimum)

**Contact Person:** Alex Becerra, Planner I

**Phone Number:** (530) 749-5470

**Date Prepared** January 2025

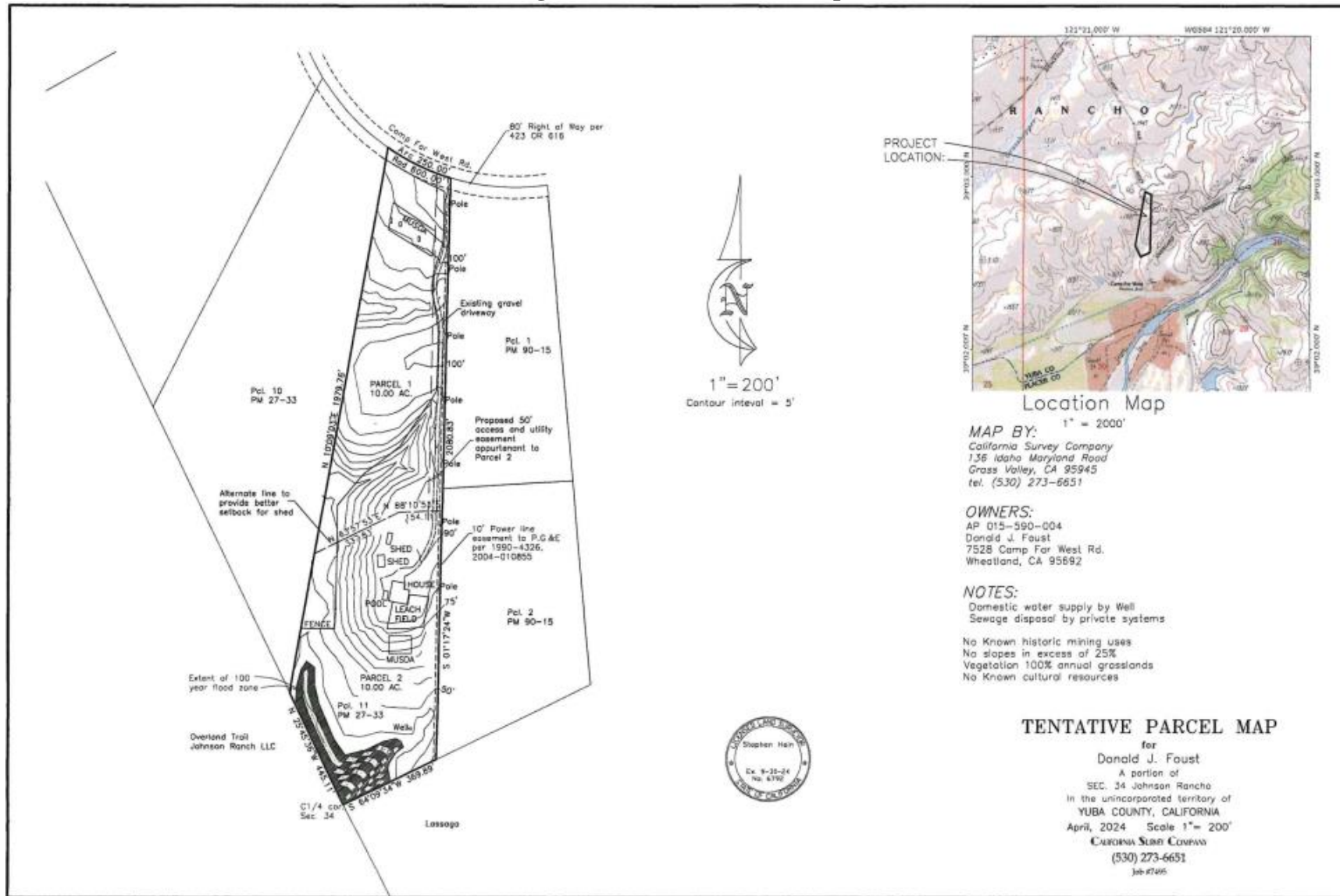
**Project Description**

The project consists of a Tentative Parcel Map to subdivide a 20-acre parcel into two new parcels, each 10 acres in size. The project is located at 7528 Camp Far West Road in the community of Camp Far West (APN 015-590-004). The 2030 General Plan designates the land use as Rural Community (RC) and the zoning as Rural Residential, 10 acre minimum (RR-10). The property was previously used as a residence with a 4,492-square-foot primary home. Unfortunately, the home and its accessory structures were destroyed by fire in 2024. The applicants have filed a demolition permit (DMO-24-0039) with the County's Building Department to remove the remaining structures. As a result, the property is currently vacant. In addition, the property was previously subject to a Tentative Parcel Map approval, but the map expired before it was recorded. As part of that prior approval, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and approved. However, due to the significant amount of time that has passed since the original environmental review, staff is requiring a new environmental document to ensure compliance with current regulations and site conditions.

Access to all parcels will be provided via a 50-foot private access easement and an existing gravel driveway, accessed from Camp Far West Road. New access to the parcels will be subject to meeting local road and/or driveway improvement standards set by the Public Works Department. Additionally, the applicant will be required to meet the requirements of a well and septic system to cater to water and wastewater needs.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Figure 1. Tentative Parcel Map



**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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**Environmental Setting**

The project area involves approximately 20 acres of land located at 7528 Camp Far West Road, Yuba County, California. The project site lies approximately five miles northeast of the city limits of the City of Wheatland. The site is characterized by non-native annual grassland and pasture habitat.

The project site lies at the interface of the Sacramento Valley and the foothills of the Sierra Nevada. The terrain exhibits moderately sloping topography, with elevations ranging from approximately 225 feet above mean sea level (MSL) in the northeast to 150 feet MSL in the south. The area has been historically used for grazing, which has significantly influenced the vegetation.

Prior to disturbance, the site's vegetation primarily consisted of non-native annual grasses such as bromes (*Bromus* spp.) and wild oats (*Avena* spp.), interspersed with yellow star thistle (*Centaurea solstitialis*). A drainage swale crosses the site from east to south but lacks the hydrological characteristics of regulated wetlands or aquatic features. No trees of ecological or regulatory importance are present.

The project area is bordered by similar grassland and pasture habitats. The Bear River, located approximately 0.48 miles south of the site, does not directly influence the project area, as no construction is proposed within the FEMA-designated 100-year floodplain at the site's southern tip.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

- Regional Water Quality Control Board (for grading over 1 acre in size)
- Yuba County Building Department (building, electrical and plumbing permits)
- Yuba County Public Works Department (roadways and other public improvements)
- Yuba County Environmental Health Department (well and septic improvements)
- Feather River Air Quality Management District (fugitive dust control plan)

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

**Environmental Factors Potentially Affected:**

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages:

- |                                                               |                                                            |                                                                        |
|---------------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics                           | <input type="checkbox"/> Agriculture & Forestry Resources  | <input checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources      | <input checked="" type="checkbox"/> Cultural Resources     | <input type="checkbox"/> Energy                                        |
| <input type="checkbox"/> Geology/Soils                        | <input type="checkbox"/> Greenhouse Gas Emissions          | <input type="checkbox"/> Hazards & Hazardous Materials                 |
| <input checked="" type="checkbox"/> Hydrology/Water Quality   | <input type="checkbox"/> Land Use/Planning                 | <input type="checkbox"/> Mineral Resources                             |
| <input type="checkbox"/> Noise                                | <input type="checkbox"/> Population/Housing                | <input type="checkbox"/> Public Services                               |
| <input type="checkbox"/> Recreation                           | <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Wildfire               | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Planner’s Signature  
Alex Becerra, Planner I

1/29/2025  
Date

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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**PURPOSE OF THIS INITIAL STUDY**

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Tentative Parcel Map TPM-24-0011 (Foust), as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Mitigated Negative Declaration.

**EVALUATION OF ENVIRONMENTAL IMPACTS**

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, development code). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

<b>I. AESTHETICS</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a), b), and c) The site is currently developed with a single-family residence that was 4,492 square feet in size, built in 1989 under Building Permit 89-0687, along with a pool and two barns. However, the residence was destroyed by fire in 2024 and has since been demolished. The proposed project includes the development of two new residences, one on each resulting parcel. The site consists of non-native annual grassland and pasture habitat, with no native oak woodlands or significant tree cover. A Biological Resources Assessment conducted in 2024 confirmed the absence of jurisdictional wetlands, riparian habitat, or special-status species. Given the large parcel sizes and lack of designated scenic resources in the area, the proposed lot split and future development would not degrade scenic vistas or view sheds. Therefore, there would be a *less than significant impact* on scenic vistas.

d) The future development has the potential to add new sources of light and glare into the area if outdoor lighting is proposed in conjunction with a residential use. Since the project is proposing to create two large parcels, the added light associated with future rural residential use would not create an adverse effect to either day or nighttime views in the area. The impact will result in a *less than significant impact*.

**II. AGRICULTURE AND FORESTRY RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a) The Yuba County Important Farmland Map from 2016, prepared by the Department of Conservation’s Farmland Mapping and Monitoring Program, classifies the project site as “Other Land”. Other Land is defined as land not included in any other mapping categories. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land. There will be no conversion of any protected agricultural lands such a Prime Farmland or Statewide Importance. Therefore, **no impact** to agricultural lands is anticipated.

b) The property is zoned Rural Residential, which allows for both residential and agricultural uses. There is no existing agricultural operation on the property. In addition, there is no

Williamson Act contract for the subject property. The project would result in *no impact* to Williamson Act contracts or existing agricultural uses.

c) and d) The property is not zoned for or used as forestry land. The project would result in *no impact*.

e) The project will not involve any changes to the existing environment which could result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use as the property is not zoned for agricultural or forest land. The project would result in *no impact*.

**III. AIR QUALITY**

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a) In 2018, an update to the 2010 Air Quality Attainment Plan was prepared for the Northern Sacramento Valley Air Basin (NSVAB), which includes Yuba County. The plan proposes rules and regulations that would limit the amount of ozone emissions, in accordance with the 1994 State Implementation Plan (SIP) for ozone. The 2018 update summarizes the feasible control measure adoption status of each air district in the NSVAB, including the Feather River Air Quality Management District (FRAQMD). The 2018 update was adopted by the FRAQMD, and development proposed by the project would be required to comply with its provisions. The 2018 Plan is available here: <https://www.fraqmd.org/california-air-quality-plans>.

The Air Quality Attainment Plan also deals with emissions from mobile sources, primarily motor vehicles with internal combustion engines. Data in the Plan, which was incorporated in the SIP, are based on the most currently available growth and control data. The project would be consistent with this data. As is stated in the guidelines of FRAQMD, projects are considered to have a significant impact on air quality if they reach emission levels of at least 25 pounds per day of reactive organic gases (ROG), 25 pounds per day of nitrogen oxides (NOx), and/or 80 pounds per day for PM10. FRAQMD has established a significance threshold of 130 single-family homes, which is the number estimated to generate emissions of 25 pounds per day of ROG and 25 pounds per day of NOx. It is expected that motor vehicle traffic, the main source of ozone precursor emissions, generated by this limited addition of residential development would not substantially add to the ozone levels to the extent that attainment of the objectives of the Air Quality Attainment Plan would not be achieved. Therefore, impacts to air quality plans would be *less than significant*.

b) The California Air Resources Board provides information on the attainment status of counties regarding ambient air quality standards for certain pollutants, as established by the federal and/or state government. As of 2019, Yuba County is in non-attainment-transitional status for state and national (one and eight hour) air quality standards for ozone, and state standards for particulate matter less than 10 microns in diameter (PM10). The County is in attainment or unclassified status for all other pollutants for which standards have been established. Yuba County was re-designated as Nonattainment for the CAAQS for ozone in 2019.

Construction associated with future development is expected to generate a limited amount of PM10, mainly dust and possible burning of vegetation. Rule 3.16 of FRAQMD Regulations requires a person to take “every reasonable precaution” not to allow the emissions of dust from construction activities from being airborne beyond the property line. Reasonable precautions may include the use of water or chemicals for dust control, the application of specific materials on surfaces that can give rise to airborne dust (e.g., dirt roads, material stockpiles), or other means approved by FRAQMD. FRAQMD Regulations Rule 2.0 regulates the burning of vegetation associated with land clearing for development of single-family residences. Enforcement of these rules would reduce the amount of PM10 that would be generated by residential development on the project site.

Under the guidelines of FRAQMD, projects are considered to have a significant impact on air quality if they reach emission levels of at least 25 pounds per day of reactive organic gases (ROG), 25 pounds per day of nitrogen oxides (NO<sub>x</sub>), and/or 80 pounds per day for PM10. ROG and NO<sub>x</sub> are ingredients for ozone. FRAQMD has established a significance threshold of 130 single-family homes, which is the number estimated to generate emissions of 25 pounds per day of ROG and 25 pounds per day of NO<sub>x</sub>. For PM10, it is estimated by FRAQMD that 4,000 homes must be built in order to reach the 80 pounds per day threshold. The proposed tentative parcel map is well below the FRAQMD thresholds. However, FRAQMD does recommend the following standard construction phase Standard Mitigation Measures for projects that do not exceed district operational standards:

### **Mitigation Measure 3.1 FRAQMD**

- Implement FRAQMD Fugitive Dust Plan
- Implement FRAQMD standard construction phase mitigation measures.  
(<https://www.fraqmd.org/ceqa-planning>)

These mitigation measures are to be incorporated as part of the project to reduce dust emissions associated with construction of the project and implementation of these mitigation measures would reduce project impacts on air quality standards would be *less than significant with mitigation*.

c) The proposed parcel map is located in an area of rural residential development with an allowable density of one dwelling unit per parcel. The possible addition of two new single family residences is not expected to generate pollutant concentrations at a sufficient level to be noticed by any nearby rural residence nor affect any nearby schools. It is probable that any

pollutants generated as a result of proposed future development would dissipate before it reached any sensitive receptors. Therefore, impacts to sensitive receptors would be *less than significant*.

d) Development proposed by the project is not expected to create other emissions and objectionable odors. The project does not propose activities that generate odors, such as an industrial plant or an agricultural operation. Therefore, there would be *no impact* related to other emissions and odors.

<b>IV. BIOLOGICAL RESOURCES</b>				
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a) A Biological Resource Assessment was prepared by Greg Matuzak, Principal Biologist Greg Matuzak Environmental Consulting LLC in December 2024. Based on Mr. Matuzak’s findings, the project site is not known to contain any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game.

**Project Area and Surrounding Area**

Prior to disturbances from grazing, the vegetation within the Project Area was dominated by non-native annual grassland and pasture habitat. The area was characterized by an open

landscape with a lack of tree cover, primarily composed of species such as bromes (*Bromus* spp.), wild oats (*Avena* spp.), and yellow star thistle (*Centaurea solstitialis*). Adjacent areas may have included small patches of non-native plants commonly associated with agricultural or grazing lands.

### **Biological Conditions**

The Project Area consists primarily of non-native annual grassland and pastureland, with very few tree resources present. Potential vegetation communities and Waters/Other Waters of the U.S within the Project Area are described below.

### **Regional Species and Habitats of Concern**

Species lists reviewed include the USFWS Sacramento office species list that have the potential to occur within the Project Area are based on suitable habitat within the Project Area. Not all species listed within the following chapter have the potential to occur within the Project Area based on unsuitable habitat and/or lack of recorded observations within a five-mile radius of the Project Area.

There would be *no impact*.

b) The project site does not contain any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. The on-site drainage swales do not meet the criteria for regulated aquatic resources, and no special-status vegetation communities are present.

### **Giant Garter Snake**

The giant garter snake (*Thamnophis gigas*) (GGS) is listed as threatened under the Federal Endangered Species Act (ESA) and the California Endangered Species Act (CESA). The GGS is the largest species of garter snake. It has a yellowish dorsal strip and side stripes, with keeled dorsal scales and a head width slightly larger than the neck. They are endemic to California and range from Glenn County to the southern edge of the San Francisco Bay Delta, and from Merced County to northern Fresno County. Suitable habitat for the GGS include agricultural wetlands and other waterways such as irrigation and drainage canals, sloughs, ponds, small lakes, low gradient streams, and adjacent uplands in the Central Valley. Because of the direct loss of natural habitat, the GGS relies heavily on rice fields in the Sacramento and San Joaquin Valley, but also uses managed marsh areas in federal national wildlife refuges and state wildlife areas. Mating takes place in spring soon after emergence and females give live birth from July through early September. Current threats facing the GGS include habitat loss and fragmentation, urbanization, changes in water regimes, and invasive plant species.

These habitats are not found within the Project Area. The species was not observed during the October 2024 survey, and it is unlikely that development will affect this species due to the absence of suitable habitat within the area.

### Northwestern Pond Turtle

The northwestern pond turtle (*Emys marmorata marmorata*) is a species of special concern in California. Northwestern pond turtles are drab darkish colored turtles with a yellowish to cream colored head. They range from the Washington Puget Sound to the California Sacramento Valley. Suitable aquatic habitats include slow moving to stagnant water, such as back waters and ponded areas of rivers and creeks, semi-permanent to permanent ponds and irrigation ditches. Preferred habitats include features such as hydrophytic vegetation, for foraging and cover, and basking areas to regulate body temperature. In early spring through early summer, female turtles begin to move over land in search for nesting sites. Eggs are laid on the banks of slow moving streams. The female digs a hole approximately four inches deep and lays up to eleven eggs. Afterwards the eggs are covered with sediment and are left to incubate under the warm soils. Eggs are typically laid between March and August (Zeiner, D.C et al. 1990). Current threats to the northwestern pond turtle include loss of suitable aquatic habitats due to rapid changes in water regimes and removal of hydrophytic vegetation.

The northwestern pond turtle, a species of special concern in California and proposed as federally threatened, was not identified during the October 2024 survey. This species typically occurs in or near perennial aquatic habitats such as streams and ponds, which are absent from the Project Area. Therefore, the potential for this species to be present is low.

### Foothill Yellow-Legged Frog

The Foothill Yellow-legged Frog is a CDFW species of special concern. The Foothill Yellow-legged Frog is currently undergoing a status review to determine if it warrants listing (80 FR 37568). It is a medium sized frog with grainy skin, long legs, and webbed hind feet. Its coloration tends to match its habitat and is typically gray, brown, or olive with yellow on the underside of the rear legs and lower abdomen. The Foothill Yellow-legged Frog has experienced significant population declines across its range in California, including range contraction (Kupferberg et al. 2012). The current range of Foothill Yellow-legged Frog in California is in the coast ranges from Monterey County north and in the foothills of the Sierra Nevada from Kern County north. It is found from near sea level to around 6,000 ft, typically in or near rocky streams in valley-foothill hardwood, valley-foothill hardwood-conifer, valley-foothill riparian, ponderosa pine, mixed conifer, coastal scrub, mixed chaparral, and wet meadows (Zeiner et al.1990). Foothill Yellow-legged Frog eats a wide variety of invertebrates including aquatic and terrestrial insects. It is an obligate stream breeder, with females attaching egg masses to substrates in shallow water with low velocities, typically river bars, in the spring to early summer as high flows recede (Wheeler and Welsh 2008). Foothill Yellow-legged Frog life cycle is synchronized with the seasonal flow regimes of its habitat in California (Yarnell 2008). Altered flow regimes due to dam regulation has been implicated as one of the contributors to population declines as this species is not adapted to these regulated flow regimes (Yarnell et al. 2008, Kupferberg et al 2012). Altered thermal regime in rivers below dams with hypolimnetic releases can also impact the Foothill Yellow-legged Frog by shifting the timing of breeding activity, hatching success, and metamorphosis to later in the season and causing metamorphs to be smaller and leaner compared to metamorphs in unregulated streams (Wheeler et al. 2014).

This property location does not overlap the critical habitat and based on CNDDDB, there are no occurrences within a five-mile radius of the Project Area.

#### California Red-Legged Frog

California red-legged frog (*Rana draytonii*) requires a variety of habitat elements with aquatic breeding areas embedded within a matrix of riparian and upland dispersal habitats. Breeding sites of the California red-legged frog are in aquatic habitats including pools and backwaters within streams and creeks, ponds, marshes, springs, sag ponds, dune ponds and lagoons. Additionally, California red-legged frogs frequently breed in artificial impoundments such as stock ponds.

There is no suitable habitat exists on site to support this species. This property location does not overlap the critical habitat.

#### California Spotted Owl and Tri-colored Blackbird

Spotted Owls (*Strix occidentalis occidentalis*) are large, have a round head with no ear tufts and dark eyes. White spots on brown plumage are the source of the name for the species. Juveniles are like adults. They range in the vicinity of the Sierra Nevada mountain range and the Sierra Nevada foothills from Shasta and Lassen Counties in the north, but north of the Tehachapi Pass, Kern County to the south, and east to Carson City, Douglas, and Washoe Counties in Nevada. This owl breeds and roosts in forests and woodlands with large old trees and snags, dense canopies with multiple layers, and downed woody debris. Large, old trees are the key component. Due to its preference for old-growth forests, it is heavily affected by clear-cut logging. The California Spotted Owl is stable overall in its range, but numbers have declined.

Tri-colored blackbirds (*Agelaius tricolor*) are a species of special concern in the state of California. They range from southern Oregon through the Central Valley, and coastal regions of California into the northern part of Mexico. Tri-colored blackbirds are medium size birds with black plumage and distinctive red marginal coverts, bordered by whitish feathers. Suitable habitat includes open grasslands, agricultural fields, blackberry brambles and marshes. Tri-colored blackbirds nest in large colonies within agricultural fields, marshes with thick herbaceous vegetation or in clusters of large blackberry bushes. Current threats facing tri-colored blackbirds include loss of habitat due to land conversion, increased predation through human disturbances, and fluctuating water regimes (Churchwell et al. 2005).

The Project Area does not contain suitable habitat for either species, as it lacks the dense, multi-layered canopy of mature forests or the marshy, herbaceous vegetation and blackberry colonies needed by the Tri-colored Blackbird and the California Spotted Owl. Therefore, no impacts to these species are expected.

#### Migratory Birds

Nesting birds are protected under the MBTA (16 USC 703) and the CFWC (3503). The MBTA (16 USC §703) prohibits the killing of migratory birds or the destruction of their occupied nests and eggs except in accordance with regulations prescribed by the USFWS. The bird species covered by the MBTA includes nearly all of those that breed in North America, excluding

introduced (i.e. exotic) species (50 Code of Federal Regulations §10.13). Activities that involve the removal of vegetation including trees, shrubs, grasses, and forbs or ground disturbance has the potential to affect bird species protected by the MBTA. The CFWC (§3503.5) states that it is “unlawful to take, possess, or destroy any birds in the order Falconiformes (hawks, eagles, and falcons) or Strigiformes (all owls except barn owls) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto”. Take includes the disturbance of an active nest resulting in the abandonment or loss of young. The CFWC (§3503) also states that “it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto”.

#### **Mitigation Measure 4.1 Migratory Birds**

The following are avoidance and minimization measures for California avian species of special concern and species protected under the MBTA and the CFWC. Any vegetation removal and/or ground disturbance activities should begin during the avian non-breeding (September 1 – February 28) season so as to avoid and minimize impacts to avian species. If construction is to begin within the avian breeding season (March 1 – August 31) then a migratory bird and raptor survey shall be conducted within the Project Area by a qualified biologist. A qualified biologist shall: Conduct a survey for all birds protected by the MBTA and CFWC no later than fifteen (15) days prior to construction activities; map all nests located within 250 feet of construction areas; develop buffer zones around active nests as recommended by a qualified biologist. Construction activity shall be prohibited within the buffer zones until the young have fledged or the nest fails. Nests shall be monitored at least twice (2) per week and a report submitted to the Yuba County monthly. If construction activities stop for more than ten (10) days then another migratory bird and raptor survey shall be conducted no later than fifteen (15) days prior to the continuation of construction activities.

#### **Nesting Raptors and Other Migratory Bird Species**

There is a very low potential for nesting raptors and other nesting migratory bird species protected under the MBTA to occur within the Project area. The Project area represents very marginal potential habitat for bird species protected under the MBTA, such as tree nesting species (raptors) and ground nesting species. In addition, active and inactive nests within and adjacent to the Project area were not identified during the field survey.

#### **Mitigation Measure 4.2 Nesting Raptors**

If development or ground disturbing activities within the Project area will occur during the nesting season for raptors and ground nesting MBTA protected birds (between March 1st and August 31st), a pre-construction nesting survey should be conducted if such development activities pose a risk to nest abandonment prior to the fledging of young from such nests.

Therefore, impacts to riparian habitat or sensitive natural communities would be *less than significant with mitigation*.

d) The project site does not contain federally protected wetlands as defined by Section 404 of the Clean Water Act. The Biological Resources Assessment confirms that no vernal pools, marshes, or other wetland features occur within the site.

#### Non-wetland Other Waters of the United States

Non-wetland, Other Waters of the U.S. (OWUS) within the Project Area consist of one unnamed seasonal drainage swale. This swale is ephemeral in nature, and it does not support hydrophytic vegetation or well-developed hydric soils. The swale is dominated by non-native annual grasses, with no significant wetland or riparian vegetation present. These features do not meet the criteria for jurisdictional waters and do not require permitting under federal or state regulations.

#### Relative Permanent Waters

Relative permanent waters within or near the Project Area consist of the Bear River, which is located approximately 0.48 miles south of the site.

Therefore, the project would not impact federally protected wetlands, and the impact would be *less than significant*.

d) The project site is not located within a designated wildlife corridor and does not provide significant movement pathways for native resident or migratory species. No nursery sites or critical habitat features are present. The project would not create barriers to wildlife movement, and therefore, the impact would be *less than significant*.

e) There would be no conflicts with General Plan policies regarding Mitigation of biological resources. Action NR5.3 protects potential biological resources in the project area. *No impacts* are anticipated.

f) No habitat conservation plans or similar plans currently apply to the project site. Both Yuba and Sutter Counties recently ended participation in a joint Yuba-Sutter Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP). The project site was not located within the proposed boundaries of the former plan and no conservation strategies have been proposed to date which would be in conflict with the project. *No impacts* are anticipated.

V. CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Discussion/Conclusion/Mitigation:**

a) – d) Cultural Resource Study which included a pedestrian field survey was conducted for the project by Rene Guerrero and Michael Serrato, Tribal Representatives from the United Auburn Indian Community (UAIC) on November 20, 2024. They surveyed the proposed area of development, which includes construction of a home, including other small buildings like garage. Septic tank and leach lines will be installed. The project area included a radius of 1.5 miles from the property and the subject property as well. No sites, isolates, outcrops, anthropogenic soils were observed.

Consultation was undertaken with the Native American Heritage Commission (NAHC) by the UAIC. Yuba County contains many documented historic and prehistoric cultural resources, including historic sites associated with past mining activities. A large portion of the project site south of Camp Far West Road is identified in the 2030 General Plan as an area of high concern for cultural or prehistoric resource sensitivity.

The prior IS/MND prepared in 2006 states the following: “On September 25, 1980, the Yuba County Board of Supervisors certified a Final EIR, which effectively created the modern-day Camp Far West region in Yuba County. The EIR accounted for three parcel maps (TPM 10.03, TPM 10.5, and TPM 10.14), in which 83 20+ acre parcels were being considered on 1824.8 acres. Mr. Donald Storm, Archaeologist, performed the historical/archaeological site study. After examining 53 sites, Mr. Storm identified 19 prehistoric and 35 historic evidences. The prehistoric sites include 15 bedrock mortar, 3 petroglyph, and 1 pit house depression. The historic sites break down into 4 categories: 9 waterworks, 10 placer mining, 7 ranch and homestead, and 9 military. The Yuba County General Plan Background Report also states that there is a significant body of archaeological information, zones adjacent to creeks, rivers, and springs should always be considered to be of high archaeological sensitivity. Flat ridge tops seem to be particularly sensitive in Yuba County for prehistoric resources, usually in moderate to high sensitivity range depending on other cultural and environmental factors. This site is comprised of gently rolling hills, without ridge tops, and a pond on a next-door neighboring parcel that is fed by an irrigation ditch that runs through the property. There is the possibility that undiscovered resources may be

found in the course of project development work, for instance during trenching for the septic system and leach field or other ground disturbances. If cultural resources are uncovered during the course of project development and construction, the following mitigation measure shall be implemented.

### **Mitigation Measure 5.1 Accidental Discovery of Prehistoric or Historic Resources**

Pursuant to CEQA Guidelines Section 15064.5(e), in the event of the accidental discovery or recognition of prehistoric or historic resources in an area subject to development activity, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie similar resources and a professional archaeologist shall be consulted. Further if human remains are discovered, the coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required. If the County Coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.

Upon completion of the site examination, the archaeologist shall submit a report to the County describing the significance of the finds and make recommendations as to its disposition. If human remains are unearthed during construction, the provisions of California Health and Safety Code Section 7050.5 shall apply. Under this section, no further disturbance of the remains shall occur until the County Coroner has made the necessary findings as to origin and disposition, pursuant to California Public Resources Code Section 5097.98. Mitigation measures, as recommended by the archaeologist and approved by the County in accordance with Section 15064.5 of the CEQA Guidelines, shall be implemented prior to recommencement of construction activity within the 50-foot perimeter.”

With all this in mind, the following additional mitigation measures are recommended:

### **Mitigation Measure 5.2 Setbacks for All Tribal Cultural Resources (TCR)**

All future buildings and structures shall include a setback of at least 100 feet, including underground utilities, septic tanks and lines, irrigation lines, or other subsurface infrastructure, from all known TCRs.

Pursuant to General Plan Goal NR6, Cultural Resources, and the potential to discover cultural and prehistoric resources in the project area, the following general provisions are considered appropriate:

### **Mitigation Measure 5.3 Inadvertent Discovery Of Human Remains**

Consultation in the event of inadvertent discovery of human remains: In the event that human remains are inadvertently encountered during trenching or other ground-disturbing activity or at any time subsequently, State law shall be followed, which

includes but is not limited to immediately contacting the County Coroner's office upon any discovery of human remains.

**Mitigation Measure 5.4 Inadvertent Discovery Of Cultural Material**

Consultation in the event of inadvertent discovery of cultural material: The present evaluation and recommendations are based on the findings of an inventory- level surface survey only. There is always the possibility that important unidentified cultural materials could be encountered on or below the surface during the course of future development activities. This possibility is particularly relevant considering the constraints generally to archaeological field survey, and particularly where past ground disturbance activities (e.g., road grading, livestock grazing, etc.) have partially obscured historic ground surface visibility, as in the present case. In the event of an inadvertent discovery of previously unidentified cultural material, archaeological consultation should be sought immediately.

Therefore, impacts to cultural resources would be *less than significant with mitigation*.

<b>VI. ENERGY</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**DISCUSSION/CONCLUSION/MITIGATION:**

a) and b) The proposed project is a rural residential development, creating two new lots. The project will not result in wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation. Additionally, the project will not conflict with or obstruct any state or local plans for renewable energy or energy efficiency. Therefore, the project creates a *less than significant impact*.

VII. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Section 1803.5.3 to 1808.6 of the Currently Adopted California Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- a) i-iv) The Foothills Fault is a well-defined fault that runs through Yuba County and is classified as a potentially active fault. However, according to the Yuba County General Plan Environmental Setting and Background report, this fault is not appropriate for Special Study zoning due to the lack of Holocene surface displacement, a very low slip rate, and a long recurrence interval. This area is not known to be prone to liquefaction. The area is identified as having a moderate landslide potential per the General Plan. However, slopes are under the County mitigation threshold of 25%. In addition, application of Yuba County Code requirements for a preliminary soils report would ensure the detection and mitigation of

unstable soils or localized geologic conditions. There would be a *less than significant impact* from significant seismic activity, and landslides.

- b) Construction associated with the project would loosen soils on the site, and thus increase erosion potential. The area that would be disturbed on the project site at time of construction would likely be no greater than one acre and would be below the threshold requiring a National Pollutant Discharge Elimination System (NPDES) construction permit from the Regional Water Quality Control Board (RWQCB). Also as noted in the Air Quality section, construction activities would be subject to FRAQMD Rule 3.16, which regulates fugitive dust emissions. Therefore, substantial soil erosion and loss of topsoil would be a *less than significant impact*.
- c) The proposed project would not be subject to significant hazards associated with landslides, lateral spreading, liquefaction, or collapse. Activities that would cause subsidence include groundwater pumping and natural gas extraction. There are a number of wells in the project vicinity that are used to supply water for agricultural and residential uses. These wells will continue to be used in the future. There would be no water usage associated with the proposed project and the project would not significantly draw down aquifers in the areas to a level that would cause subsidence. Therefore, the project would have *no impact* to unstable soil, landslides, subsidence, liquefaction, or collapse.
- d) The Yuba County 2030 General Plan confirms (Erosion Potential Exhibit – HS7) that there are not expansive soils located near the project site. A standard requirement of the Public Works Department and the Building Official is the submittal of a Preliminary Soils Report prepared by a registered civil engineer based on test borings. If the preliminary report shows critically expansive soils or other soil problems, which, if left uncorrected, would lead to structural defects, a soils investigation of the site would be required. The Building Official may require additional soils testing, if necessary, and will result in a *less than significant impact*.
- e) The project proposes the use of a septic system for wastewater disposal. The residential lots will each have individual septic systems, and a well will provide water to the site. As the project includes both septic and well systems for each new lot, the development will not result in significant impacts to wastewater infrastructure. Therefore, the project would result in a *less than significant impact* to wastewater.
- f) The proposed residential development in the project area involves ground disturbance that could potentially impact paleontological resources or unique geologic features. If excavation reaches depths where fossil-bearing formations may exist, it could disrupt or destroy significant paleontological sites. Although the area is not widely known for such resources, it is crucial to consider the potential for unrecorded discoveries. **Mitigation Measures 5.1, 5.2, and 5.3** from the Cultural Section require monitoring during excavation and halting work if fossils or unique features are found. These mitigation measures would minimize the risk, and with their implementation, impacts would be *less than significant with mitigation measures*.

**VIII. GREENHOUSE GAS EMISSIONS**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a) Global Warming is a public health and environmental concern around the world. As global concentrations of atmospheric greenhouse gases increase, global temperatures increase, weather extremes increase, and air pollution concentrations increase. The predominant opinion within the scientific community is that global warming is currently occurring, and that it is being caused and/or accelerated by human activities, primarily the generation of “greenhouse gases” (GHG).

In 2006, the California State Legislature adopted AB32, the California Global Warming Solutions Act of 2006, which aims to reduce greenhouse gas emissions in California. Greenhouse gases, as defined under AB 32, include carbon dioxide, methane, nitrous oxide, hydro fluorocarbons, per fluorocarbons, and sulfur hexafluoride. AB 32 requires the California Air Resources Board (ARB), the State agency charged with regulating statewide air quality, to adopt rules and regulations that would achieve greenhouse gas emissions equivalent to statewide levels in 1990 by 2020.

In 2008, the California Air Resources Board (CARB) adopted the Scoping Plan for AB32. The Scoping Plan identifies specific measures to reduce GHG emissions to 1990 levels by 2020, and requires ARB and other state agencies to develop and enforce regulations and other initiatives for reducing GHGs. The Scoping Plan also recommends, but does not require, an emissions reduction goal for local governments of 15% below “current” emissions to be achieved by 2020 (per Scoping Plan current is a point in time between 2005 and 2008). The Scoping Plan also recognized that Senate Bill 375 Sustainable Communities and Climate Protection Act of 2008 (SB 375) is the main action required to obtain the necessary reductions from the land use and transportation sectors in order to achieve the 2020 emissions reduction goals of AB 32.

SB 375 complements AB 32 by reducing GHG emission reductions from the State’s transportation sector through land use planning strategies with the goal of more economic and environmentally sustainable (i.e., fewer vehicle miles travelled) communities. SB 375 requires that the ARB establish GHG emission reduction targets for 2020 and 2035 for each of the state’s 18 metropolitan planning organizations (MPO). Each MPO must then prepare a plan called a Sustainable Communities Strategy (SCS) that demonstrates how the region will meet its SB 375 GHG reduction target through integrated land use, housing, and transportation planning.

The Sacramento Area Council of Governments (SACOG), the MPO for Yuba County, adopted an SCS for the entire SACOG region as part of the 2035 Metropolitan Transportation Plan (MTP) on April 19, 2012. The GHG reduction target for the SACOG area is 7 percent per capita by 2020 and 16 percent per capita by 2035 using 2055 levels as the baseline. Further information regarding SACOG's MTP/SCS and climate change can be found at <http://www.sacog.org/2035/>.

While AB32 and SB375 target specific types of emissions from specific sectors, and ARBs Scoping Plan outlines a set of actions designed to reduce overall GHG emissions it does not provide a GHG significance threshold for individual projects. Air districts around the state have begun articulating region-specific emissions reduction targets to identify the level at which a project may have the potential to conflict with statewide efforts to reduce GHG emissions (establish thresholds). To date, the Feather River Air Quality Management District (FRAQMD) has not adopted a significance threshold for analyzing project generated emissions from plans or development projects or a methodology for analyzing impacts. Rather FRAQMD recommends that local agencies utilize information from the California Air Pollution Control Officers Association (CAPCOA), Attorney General's Office, Cool California, or the California Natural Resource Agency websites when developing GHG evaluations through CEQA.

GHGs are emitted as a result of activities in residential buildings when electricity and natural gas are used as energy sources. New California buildings must be designed to meet the building energy efficiency standards of Title 24, also known as the California Building Standards Code. Title 24 Part 6 regulates energy uses including space heating and cooling, hot water heating, ventilation, and hard-wired lighting that are intended to help reduce energy consumption and therefore GHG emissions.

Based on the project description, the project would generate additional vehicle trips in conjunction with the potential for two new additional single family residences. Although the project will have an impact on greenhouse gas emissions, the impact would be negligible. The impact related to greenhouse gas emissions would result in *less than significant*.

b) Yuba County has prepared but not adopted a Resource Efficiency Plan that will address Greenhouse Gas emissions; however there is not a plan in place at this time. The project is consistent with the Air Quality & Climate Change policies within the Public Health & Safety Section of the 2030 General Plan therefore, the project does not conflict with any applicable plan, policy or regulation and will result in *no impact*.

IX. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a), b) and c) There would be no routine transport, use, or disposal of hazardous materials or the release of hazardous materials into the environment related to this residential project. A school site is not within ¼ mile of the project site. The closest school is Wheatland Elementary School, which is approximately 5 miles southwest of the property. Therefore, there would be *no impact* to surrounding land uses concerning hazardous materials and this project because it is residential in nature.

d) The project site is not located on a site included on a list of hazardous materials sites compiled pursuant to [Government Code Section 65962.5](#). The site has historically been used for residential, animal grazing, and agriculture. Therefore, the project would not create a significant hazard to the public or the environment and there would be *no impact* to the environment from hazardous materials.

e) and f) The project site is not located within the scope of an airport land use plan, within two miles of a public airport or public use airport, or within the vicinity of a private airstrip. The project would have *no impact* on public or private airstrips.

g) Access to the new parcels will be from Camp Far West Road. Since there would be no major physical interference to the existing road system, there would be *a less than significant impact* with an emergency response or evacuation plan.

h) The project is located in a moderate fire hazard severity zone as reported by the Cal Fire 2008 Fire Hazard Severity Zones map. The project will adhere to the Yuba County requirements for Rural Fire Protection within the SRA and the Fire Risk HS2 Policies in the General Plan. Primary Document Source: Yuba County Foothills Community Wildfire Protection Plan: [https://www.deercreekgis.com/files/Yuba\\_CWPP/20140819\\_FINAL\\_Yuba\\_CWPP\\_web.pdf](https://www.deercreekgis.com/files/Yuba_CWPP/20140819_FINAL_Yuba_CWPP_web.pdf)  
The property is within the jurisdiction of the Wheatland Fire Authority, who will respond to fire emergencies within the project site.

Short-term impacts associated with wildland fire during Proposed Action activities would result in a less than significant impact by following the guidelines listed in the County of Yuba Requirements for Rural Fire Protection which is required for all new construction. As part of these requirements, Cal Fire requires the installation of a water tank and fire hydrant. Completely operational (and full of water), the water tank will mitigate any wildfire concerns. Impacts are expected to be *less than significant*.

X. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a) and b) The project will not result in ground disturbance equal to or greater than one acre, as only the area required for the construction of a residential home and related infrastructure (septic systems, well, etc.) will be disturbed. The total disturbance area is anticipated to be much smaller, and the project does not anticipate consuming excessive water or interfering with groundwater recharge. Furthermore, there are no water bodies in the immediate area that would be affected by soil runoff caused by grading activities, as minimal grading is expected for the residential development. The Yuba County Public Works Department will review and address any issues associated with grading activities. Therefore, impacts to water quality, drainage patterns, groundwater, and soil erosion are anticipated to be *less than significant*.

c) i-iv) While the project would introduce impervious surfaces, which have the potential to alter recharge patterns, the level of development is small and percolation and groundwater recharge activity would remain generally unchanged. Furthermore, the project will not cause erosion or an increase in runoff. There would be a ***less than significant impact***.

d) Per FEMA's Flood Insurance Rate Map, a portion of the parcel lies within a Special Flood Hazard Area Approximate Zone A. This zone corresponds to areas with a 1% annual chance of flooding (100-year floodplain). However, there are no detailed flood elevation data available for this zone. The area is not subject to significant risks from tsunami or seiche, and mudflow is not an identified concern at this location. Therefore, the project would result in a ***less than significant impact*** from flooding, mudflow, seiche, or tsunami.

e) The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan because Yuba County has not adopted a water quality control plan or sustainable groundwater management plan. There would be a ***less than significant impact***.

XI. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation**

- a) The project site is within an area of rural development within unincorporated Yuba County. The proposed land division is not anticipated to create any physical division of an established community. Therefore, the development would result in *no impact* or division of an established community.
- b) The project is consistent with the goals and policies of the Rural Residential, 10 Acres Minimum (RR-10) zone and the Natural Resources General Plan designation by creating parcels that are greater than 10 acres in size. There is no habitat conservation plan or natural community conservation plan exists for or near the project site. Land use impacts are anticipated to have *no impact* on habitat or conservation plans.

<b>XII. MINERAL RESOURCES</b>		Less Than Potentially Significant Impact	Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a) and b) The project site is not known to contain any mineral resources that would be of value to the region or residents. Additionally, according to the Yuba County 2030 General Plan EIR, the project site is not delineated in an area identified to have surface mining activities or contain mineral resources. The project is expected to have *no impact* on mineral resources.

<b>XIII. NOISE</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Discussion/Conclusion/Mitigation:**

a) and b) The property surrounding the project is being used as rural residential. Residential development does not generate substantial noise, like industrial activities or major roadways. Also, there are no significant noise generators in the immediate area. Outdoor activity, including conventional construction which would include a single-family residence, can be as high as 85-90 decibels at a distance of 50 feet. The noise levels do drop off at a rate of about 6 dBA per doubling the distance between the noise source and the receptor. Due to the very low density of development proposed and the large distance between the specified building envelopes and existing residences, the project would result in a *less than significant impact*.

c) The project site is not located within two miles of a public airport or private air strip. *No impact* is anticipated to result from surrounding airport uses.

XIV. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a) The project does not involve the construction of substantial growth inducing housing or the installation of significant physical infrastructure. The potential population increase would result in two new rural residence. Therefore, the impact would be *less than significant*.

b) The project does not involve the removal of housing or the relocation of people who currently utilize the site and would cause *no impact* to individuals.

XV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
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, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a) The project is located within the Wheatland Fire Authority which provides fire protection service to the area. The project site is also located within the State Responsibility Area. There are no physical improvements associated with the project at this time. Fire fees would be collected at the time building permits are issued if a single-family residence is constructed on a square foot basis. With the payment of fire fees and adherence to the requirements from the Yuba County Development Code and Fire Codes, impacts to fire protection would be *less than significant*.

b) The project area is located within unincorporated Yuba County and would be served by the Yuba County Sheriff’s Department. Increased property tax revenue and annual police protections assessment Countywide would support additional civic services including law enforcement. Impacts related to police protection would be *less than significant*.

c) Wheatland School District was consulted during early consultation of this project and no response has been received as of this date. However, it is the District’s position that their current facilities do not have the capacity to absorb the new students from the project. The opinion of the District is that new development proposals must mitigate the impacts proportional to the intensity of the development. However, school fees are paid directly to the school district to offset new student enrollment. With the incorporated standard requirement for school fees, impacts related to schools would be *less than significant*.

d) The proposed project could create some additional use of park and recreational facilities. No park facilities are proposed with this project. The applicant would be required to pay in-lieu fees for parkland dedication to the County to mitigate for these impacts. Per Chapter 11.45.060 of the Yuba County Development Code, this fee is equivalent to 120 percent of the cost of land needed

to purchase an amount of parkland proportional to the number of new dwelling units being created by the subdivision. Because the payment of this fee would offset impacts to parks and recreational facilities, impacts would be *less than significant*.

e) In addition to the fees collected above for various services, the per-unit capital facility fees, collected at the time of the building permit issuance, would go toward the costs associated with general government, social services, library, and traffic. With the incorporated Development Code requirements, impacts on public facilities would be *less than significant*.

XV. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Would the project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a) and b) The project would result in a small increase in the use of neighborhood and regional parks, and could create the need for additional recreational facilities. There are no parks proposed with this project. Yuba County Development Code Chapter 11.45.060 requires parkland dedication at a ratio of 5 acres per 1000 new residents (assuming 2.9 persons per household for single-family lots). This condition of project approval for this land division would ensure that in-lieu fees get paid to offset park needs. This requirement would ensure adequate neighborhood parks and funding for regional improvements are in place prior to parcel map recordation. With the incorporated standard requirements, impacts related to increases in park usage would result in a *less than significant impact*.

<b>XVII. TRANSPORTATION/TRAFFIC</b>				
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a) The project is not located in an area where a plan, ordinance or policy measures the effectiveness for the performance of a circulation system. This includes evaluating all modes of transportation including mass transit and non-motorized travel. Therefore, the project will have ***no impact***.

b) Certain types of projects as identified in statute, the CEQA Guidelines, or in OPR’s Technical Advisory are presumed to have a less than significant impact on VMT and therefore a less than significant impact on transportation. In any area of the state, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than significant transportation impact. The proposed project is anticipated to have less than 110 trips per day because the project will introduce two new single family residences. Therefore, impacts to VMT are expected to be ***less than significant***.

c) Camp Far West Road is an existing road that currently provides access to the project site. There are no proposed changes to the current roadways that would result in increased hazards or conflicts. Since no new design features like sharp curves or dangerous intersections are planned, there would be no substantial increase in traffic hazards due to the project. Therefore, the project will create a ***less than significant impact*** on traffic safety.

d) Emergency access to the project site would be via Camp Far West Road. There would be no change in emergency access as a result of the project. Therefore, the project will have ***no impact***.

XVIII. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a i-ii) The UAIC conducted background research for the identification of Tribal Resources for this project which included a review of pertinent literature, historic maps, and a records search using UAIC’s Tribal Historic Information System (THRIS). UAIC’s THRIS database is composed of UAIC’s areas of oral history, ethnographic history, and places of cultural and religious significance, including UAIC’s Sacred Lands that are submitted to the Native American Heritage Commission (NAHC). The THRIS resources shown in this region also include previously recorded indigenous resources identified through the California Historic Resources Information System Center (CHRIS) as well as historic resources and survey data. Therefore, no additional treatment or mitigated action is recommended for the site and would create a **less than significant impact**.

Yuba County Planning Department requested AB-52 consultation with the United Auburn Indian Community (UAIC), due to their request for consultation on all discretionary projects within Yuba County. The United Auburn Indian Community (UAIC) is a federally recognized Tribe comprised of both Miwok and Maidu (Nisenan) Tribal members who are traditionally and culturally affiliated with the project area. The Tribe has a deep spiritual, cultural, and physical ties to their ancestral land and are contemporary stewards of their culture and landscapes. The Tribal community represents a continuity and endurance of their ancestors by maintaining their connection to their history and culture. It is the Tribe’s goal to ensure the preservation and continuance of their cultural heritage for current and future generations.

The UAIC responded to the Early Consultation request on November 20, 2024. Rene Guerrero, with the UAIC, conducted a site visit on the property with the applicant. During the site visit, the UAIC surveyed the property, including areas for the proposed residential development. No cultural resources, isolates, or anthropogenic soils were observed during the pedestrian survey. While no significant sites were identified, the UAIC noted the presence of cattle grazing on the property and discussed the potential for future development, including a home, garage, septic tank, and leach lines. Staff has file maps on record indicating areas of cultural significance in proximity to the project area.

UAIC Tribal Representatives and/or Tribal Monitors act as representatives of their Tribal government. They are experts in their Tribal Cultural Resources (TCRs) who have the statutory authority and expertise to identify sites or objects of cultural value to their Tribe and to recommend appropriate treatment and final disposition of such sites or objects.

The following mitigation measure has been added to address avoidance and preservation in place as the preferred manner of mitigating impacts to tribal cultural and cultural resources (CEQA Guidelines §21083.2(b)). This can be accomplished by the following:

**Mitigation Measure 18.1 Unanticipated/Inadvertent Discoveries Of TCRs**

If any suspected TCRs are discovered by any person on site during ground disturbing construction activities all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from the consulting Tribe or a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

Preservation in place is the preferred option for mitigation of TCRs under CEQA and Tribal protocols, and every effort shall be made to preserve the resources in place, including through project redesign. If adverse impacts to TCRs, unique archeology, or other cultural resources occurs, then consultation with Tribes regarding mitigation contained in the Public Resources Code §21084.3(a) and (b) and CEQA Guidelines §15370 should occur, in order to coordinate for compensation for the impact by replacing or providing substitute resources or environments.

Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs and cultural belongings will not take place unless approved in writing by the consulting Tribe.

Treatment that preserves or restores the cultural character and integrity of a TCR may include paid Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. These recommendations will be documented in the project record. For any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.

The following mitigation measures have been added to address avoidance and preservation in place as the preferred manner of mitigating impacts to tribal cultural and cultural resources (CEQA Guidelines §21083.2(b)). This can be accomplished by the following:

**Mitigation Measure 18.2 Do not Disturb the TCR**

For any identified archaeological, Tribal Cultural resource, or cultural objects and artifacts, there shall be no disturbance of any kind, including vandalism, pot hunting, collecting of artifacts, or intentional, high intensity burning.

If any indigenous artifacts or objects are collected, or have been collected on the parcel, it is requested that they are not to be kept in personal collections and that local Tribes be notified of the find and invited to repatriate the cultural objects on the parcel with their Tribe's spiritual and religious ceremony in an area where no future ground disturbance is anticipated.

The UAIC has closed consultation with the aforementioned mitigation measures added to the project. Therefore, in the event of the accidental discovery or recognition of tribal cultural resources in the project area the impact upon tribal cultural resources would be *less than significant impact with mitigation incorporated*.

<b>XIX. UTILITIES AND SERVICE SYSTEMS</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a) If single-family residences are constructed on the new parcels, the projects will require the construction of wastewater treatment (septic and leach field) consistent with the Yuba County Environmental Health Department. Perc and mantel testing have indicated the project site contains suitable soils for this purpose and the impact would be *less than significant*.

b) and c) The rural residential lots that are being created by the project will be served by a private well and septic system. The drainage facilities needed for this project will be designed and implemented in accordance with the Yuba County Public Works Department standards, which will offset potential stormwater drainage issues. The impact would be *less than significant*.

d) and e) If new single-family residences are created on the new parcels, it would be serviced by Recology, Inc. Recyclable solid waste collected by Recology is taken to a materials recovery facility on State Route 20, outside of the City of Marysville, and all other waste is taken to a landfill on Ostrom Road. The Ostrom Road landfill has a capacity of 41,822,300 cubic yards and has adequate capacity to serve the project site. The project will have a minimal effect on these facilities and the impact would be *less than significant*.

<b>XX. WILDFIRE</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d) Expose people or structures to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**DISCUSSION/CONCLUSION/MITIGATION:**

a) –d) The project is located within a Moderate State Responsibility Area established by CalFire. For this reason, the applicant submitted a Fire Protection Plan outlining their plans for wildfire preparedness. A plan was prepared by the applicant and was reviewed and approved by County Staff. Staff also consulted with Justin Hartman, Battalion Chief for the Loma Rica-Dobbins CAL FIRE Unit. The Yuba County Building Department requires title 14 when any new construction occurs in the SRA zone. In addition, a Fuels Management Plan shall be required to reduce potential impacts:

**Mitigation Measure 20.1 Fuels Management Plan**

Prior to any final occupancy for any new construction on this map, maintain defensible space of 100 feet from each side, front and rear of the structures, or to the property line whichever is closer. The amount of vegetation modification necessary shall take into account the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Vegetation shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This paragraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of the vegetation management may vary within the 100-foot perimeter of the structure, with the most intense being within the first 30 feet around the structure.

- a) Remove all branches within 10 feet of any chimney or stovepipe outlet.

- b) Remove leaves, needles or other vegetation on roofs, gutters, decks, porches, stairways, etc.
- c) Remove all dead and dying trees, branches and shrubs, or other plants adjacent to or overhanging buildings.
- d) Remove all dead and dying grass, plants, shrubs, trees, branches, leaves, weeds, and needles.
- e) Remove or separate live flammable ground cover and shrubs.
- f) Remove flammable vegetation and items that could catch fire which are adjacent to, or below, combustible decks, balconies, and stairs.
- g) Relocate exposed wood piles outside of Zone1 unless completely covered in a fire-resistant material.
- h) Cut annual grasses and forbs down to a maximum height of 4 inches.
- i) Remove fuels in accordance with the Fuel Separation or Continuous Tree Canopy guidelines.
- j) All exposed woodpiles must have a minimum of 10 feet clearance, down to bare mineral soil, in all directions.
- k) Dead and dying woody surface fuels and aerial fuels shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a maximum depth of 3 inches.
- l) Logs or stumps embedded in the soil must be removed or isolated from other vegetation.
- m) Outbuildings and Liquid Propane Gas (LPG) storage tanks shall have 10 feet of clearance to bare mineral soil and no flammable vegetation for an additional 10 feet around their exterior.
- n) Address numbers shall be displayed in contrasting colors (4" min. size) and readable from the street or access road.
- o) Equip chimney or stovepipe openings with a metal screen having openings between 3/8 inch and 1/2 inch.

Implementation of the aforementioned Mitigation Measure would reduce the impact of the Proposed Action on wildfire risk to *less than significant with mitigation*.

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

<b>Does the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a) As discussed in the Biological Resources and Tribal Cultural Resources section, construction associated with the project could potentially have impacts on cultural and biological resources. Proposed mitigation measures would lessen the impact this project would have on cultural resources. Therefore, the projects impact would be ***less than significant impact with mitigation incorporated.***

b) The project is anticipated to yield a maximum of one rural residence per undeveloped parcel, which would not significantly impact, or cause cumulatively considerable effects. Therefore, the project is considered to have a ***less than significant impact,*** or cause cumulatively considerable effects.

c) Due to the nature and size of the proposed project, no substantial adverse effects on humans are expected. The project would not emit substantial amounts of air pollutants, including hazardous materials. The project would not expose residents to flooding. One potential human health effects identified as a result of project implementation were minor construction-related

impacts, mainly dust that could affect the few scattered residences near the project site. These effects are temporary in nature and subject to Feather River Air Quality Management District's Standard Mitigation Measures, see **MM3.1** that would reduce these emissions to a level that would not be considered a significant impact. Another potential human health effect is the property's location within a Moderate State Responsibility Area. The applicants have adequately addressed any risks from wildfire. Therefore, the project is considered to have *a less than significant impact with mitigation*.

## REFERENCES

1. Yuba County 2030 General Plan Environmental Impact Report, AECOM.
2. Yuba County 2030 General Plan, AECOM.
3. Yuba County Development Code 2015.
4. Yuba County Important Farmland Map 2012. California Department of Conservation.
5. Yuba County Improvement Standards.
6. State of California Hazardous Waste and Substance site "Cortese" list
7. Yuba County 2008-2013 Housing Element. AECOM. Dec. 2010
8. List Of Threatened And Endangered Species, USFWS, June 2024
9. Biological Resources Assessment, Greg Matuzak Environmental Consulting LLC, December 2024

Attachment 4  
**MITIGATION MONITORING PLAN**  
**TPM-24-0011 (FOUST)**

<b>MM 3.1 FRAQMD:</b> <ul style="list-style-type: none"> <li>• Implement FRAQMD Fugitive Dust Plan</li> <li>• Implement FRAQMD standard construction phase mitigation measures. (<a href="https://www.fraqmd.org/ceqa-planning">https://www.fraqmd.org/ceqa-planning</a>)</li> </ul>		
<b>Timing/Implementation</b> <i>Upon start of construction activities.</i>	<b>Enforcement/Monitoring</b> Yuba County Public Works Department	
<b>Performance Criteria</b> Permit verification , or clearance documents, from FRAQMD	<b>Verification Cost</b> N/A	
		<b>Date Complete</b> (If applicable)

Attachment 4  
**MITIGATION MONITORING PLAN**  
**TPM-24-0011 (FOUST)**

**MM 4.1 Migratory Birds**

The following are avoidance and minimization measures for California avian species of special concern and species protected under the MBTA and the CFWC. Any vegetation removal and/or ground disturbance activities should begin during the avian non-breeding (September 1 – February 28) season so as to avoid and minimize impacts to avian species. If construction is to begin within the avian breeding season (March 1 – August 31) then a migratory bird and raptor survey shall be conducted within the Project Area by a qualified biologist. A qualified biologist shall: Conduct a survey for all birds protected by the MBTA and CFWC no later than fifteen (15) days prior to construction activities; map all nests located within 250 feet of construction areas; develop buffer zones around active nests as recommended by a qualified biologist. Construction activity shall be prohibited within the buffer zones until the young have fledged or the nest fails. Nests shall be monitored at least twice (2) per week and a report submitted to the Yuba County monthly. If construction activities stop for more than ten (10) days then another migratory bird and raptor survey shall be conducted no later than fifteen (15) days prior to the continuation of construction activities.

**Timing/Implementation**

*Prior to the start of, and during, construction activities.*

**Enforcement/Monitoring**

Yuba County Planning Department

**Performance Criteria**

N/A

**Verification Cost**

N/A

**Date Complete** (If applicable)

Attachment 4  
**MITIGATION MONITORING PLAN**  
**TPM-24-0011 (FOUST)**

<b>MM 4.2 Nesting Raptors</b>		
<p>If development or ground disturbing activities within the Project area will occur during the nesting season for raptors and ground nesting MBTA protected birds (between March 1st and August 31st), a pre-construction nesting survey should be conducted if such development activities pose a risk to nest abandonment prior to the fledging of young from such nests.</p>		
<b>Timing/Implementation</b> <i>Prior to the start of, and during, construction activities.</i>	<b>Enforcement/Monitoring</b> Yuba County Planning Department	
<b>Performance Criteria</b> N/A	<b>Verification Cost</b> N/A	
		<b>Date Complete</b> (If applicable)

Attachment 4  
**MITIGATION MONITORING PLAN**  
**TPM-24-0011 (FOUST)**

**MM 5.1 Accidental Discovery of Prehistoric or Historic Resources**

Pursuant to CEQA Guidelines Section 15064.5(e), in the event of the accidental discovery or recognition of prehistoric or historic resources in an area subject to development activity, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie similar resources and a professional archaeologist shall be consulted. Further if human remains are discovered, the coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required. If the County Coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.

Upon completion of the site examination, the archaeologist shall submit a report to the County describing the significance of the finds and make recommendations as to its disposition. If human remains are unearthed during construction, the provisions of California Health and Safety Code Section 7050.5 shall apply. Under this section, no further disturbance of the remains shall occur until the County Coroner has made the necessary findings as to origin and disposition, pursuant to California Public Resources Code Section 5097.98. Mitigation measures, as recommended by the archaeologist and approved by the County in accordance with Section 15064.5 of the CEQA Guidelines, shall be implemented prior to recommencement of construction activity within the 50-foot perimeter.”

<b>Timing/Implementation</b> <i>Prior to the start of, and during, construction activities.</i>	<b>Enforcement/Monitoring</b> Yuba County Planning Department	
<b>Performance Criteria</b> N/A	<b>Verification Cost</b> N/A	
		<b>Date Complete</b> (If applicable)

Attachment 4  
**MITIGATION MONITORING PLAN**  
**TPM-24-0011 (FOUST)**

**MM 5.2 Setbacks for All Tribal Cultural Resources (TCR)**

All future buildings and structures shall include a setback of at least 100 feet, including underground utilities, septic tanks and lines, irrigation lines, or other subsurface infrastructure, from all known TCRs.

<b>Timing/Implementation</b> <i>Prior to the start of, and during, construction activities.</i>	<b>Enforcement/Monitoring</b> Yuba County Planning Department	
<b>Performance Criteria</b> N/A	<b>Verification Cost</b> N/A	
		<b>Date Complete</b> (If applicable)

Attachment 4  
**MITIGATION MONITORING PLAN**  
**TPM-24-0011 (FOUST)**

**MM 5.3      Inadvertent Discovery Of Human Remains**

Consultation in the event of inadvertent discovery of human remains: In the event that human remains are inadvertently encountered during trenching or other ground- disturbing activity or at any time subsequently, State law shall be followed, which includes but is not limited to immediately contacting the County Coroner's office upon any discovery of human remains.

<b>Timing/Implementation</b> <i>Prior to the start of, and during, construction activities.</i>	<b>Enforcement/Monitoring</b> Yuba County Planning Department	
<b>Performance Criteria</b> N/A	<b>Verification Cost</b> N/A	
		<b>Date Complete</b> (If applicable)

Attachment 4  
**MITIGATION MONITORING PLAN**  
**TPM-24-0011 (FOUST)**

**MM 5.4 Inadvertent Discovery Of Cultural Material**

Consultation in the event of inadvertent discovery of cultural material: The present evaluation and recommendations are based on the findings of an inventory- level surface survey only. There is always the possibility that important unidentified cultural materials could be encountered on or below the surface during the course of future development activities. This possibility is particularly relevant considering the constraints generally to archaeological field survey, and particularly where past ground disturbance activities (e.g., road grading, livestock grazing, etc.) have partially obscured historic ground surface visibility, as in the present case. In the event of an inadvertent discovery of previously unidentified cultural material, archaeological consultation should be sought immediately.

<b>Timing/Implementation</b> <i>Prior to the start of, and during, construction activities.</i>	<b>Enforcement/Monitoring</b> Yuba County Planning Department	
<b>Performance Criteria</b> N/A	<b>Verification Cost</b> N/A	
		<b>Date Complete</b> (If applicable)

Attachment 4  
**MITIGATION MONITORING PLAN**  
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<p><b>MM 18.1      Unanticipated/Inadvertent Discoveries Of TCRs</b></p> <p>If any suspected TCRs are discovered by any person on site during ground disturbing construction activities all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from the consulting Tribe or a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.</p> <p>Preservation in place is the preferred option for mitigation of TCRs under CEQA and Tribal protocols, and every effort shall be made to preserve the resources in place, including through project redesign. If adverse impacts to TCRs, unique archeology, or other cultural resources occurs, then consultation with Tribes regarding mitigation contained in the Public Resources Code §21084.3(a) and (b) and CEQA Guidelines §15370 should occur, in order to coordinate for compensation for the impact by replacing or providing substitute resources or environments.</p> <p>Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs and cultural belongings will not take place unless approved in writing by the consulting Tribe.</p> <p>Treatment that preserves or restores the cultural character and integrity of a TCR may include paid Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. These recommendations will be documented in the project record. For any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.</p>		
<p><b>Timing/Implementation</b>  <i>Prior to the start of, and during, construction activities.</i></p>	<p><b>Enforcement/Monitoring</b>  Yuba County Planning Department</p>	
<p><b>Performance Criteria</b>  N/A</p>	<p><b>Verification Cost</b>  N/A</p>	
		<p><b>Date Complete</b> (If applicable)</p>

Attachment 4  
**MITIGATION MONITORING PLAN**  
**TPM-24-0011 (FOUST)**

<b>MM 18.2      Do not Disturb the TCR</b>		
<p>For any identified archaeological, Tribal Cultural resource, or cultural objects and artifacts, there shall be no disturbance of any kind, including vandalism, pot hunting, collecting of artifacts, or intentional, high intensity burning.</p> <p>If any indigenous artifacts or objects are collected, or have been collected on the parcel, it is requested that they are not to be kept in personal collections and that local Tribes be notified of the find and invited to repatriate the cultural objects on the parcel with their Tribe's spiritual and religious ceremony in an area where no future ground disturbance is anticipated.</p>		
<b>Timing/Implementation</b> <i>Prior to the start of, and during, construction activities.</i>	<b>Enforcement/Monitoring</b> Yuba County Planning Department	
<b>Performance Criteria</b> N/A	<b>Verification Cost</b> N/A	
		<b>Date Complete</b> (If applicable)

Attachment 4  
**MITIGATION MONITORING PLAN**  
**TPM-24-0011 (FOUST)**

**MM 20.1      Fuels Management Plan**

Prior to any final occupancy for any new construction on this map, maintain defensible space of 100 feet from each side, front and rear of the structures, or to the property line whichever is closer. The amount of vegetation modification necessary shall take into account the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Vegetation shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This paragraph does not apply to single specimens of trees or other vegetation that are well- pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of the vegetation management may vary within the 100-foot perimeter of the structure, with the most intense being within the first 30 feet around the structure.

- a) Remove all branches within 10 feet of any chimney or stovepipe outlet.
- b) Remove leaves, needles or other vegetation on roofs, gutters, decks, porches, stairways, etc.
- c) Remove all dead and dying trees, branches and shrubs, or other plants adjacent to or overhanging buildings.
- d) Remove all dead and dying grass, plants, shrubs, trees, branches, leaves, weeds, and needles.
- e) Remove or separate live flammable ground cover and shrubs.
- f) Remove flammable vegetation and items that could catch fire which are adjacent to, or below, combustible decks, balconies, and stairs.
- g) Relocate exposed wood piles outside of Zone1 unless completely covered in a fire-resistant material.
- h) Cut annual grasses and forbs down to a maximum height of 4 inches.
- i) Remove fuels in accordance with the Fuel Separation or Continuous Tree Canopy guidelines.
- j) All exposed woodpiles must have a minimum of 10 feet clearance, down to bare mineral soil, in all directions.
- k) Dead and dying woody surface fuels and aerial fuels shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a maximum depth of 3 inches.
- l) Logs or stumps embedded in the soil must be removed or isolated from other vegetation.
- m) Outbuildings and Liquid Propane Gas (LPG) storage tanks shall have 10 feet of clearance to bare mineral soil and no flammable vegetation for an additional 10 feet around their exterior.
- n) Address numbers shall be displayed in contrasting colors (4" min. size) and readable from the street or access road.
- o) Equip chimney or stovepipe openings with a metal screen having openings between 3/8 inch and 1/2 inch.

<b>Timing/Implementation</b> <i>Prior to the start of, and during, construction activities.</i>	<b>Enforcement/Monitoring</b> CAL FIRE
<b>Performance Criteria</b> N/A	<b>Verification Cost</b> N/A
	<b>Date Complete</b> (If applicable)



July 26, 2024

Alex Becerra  
County of Yuba

Re: TPM-24-0011  
Foust

Dear Alex Becerra,

Thank you for providing PG&E the opportunity to review the proposed plans for TPM-24-0011 dated 7/10/2024. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com).

Sincerely,

PG&E Plan Review Team  
Land Management

RE: TPM-24-0011 Foust



Dhatt, Satwinder K@DOT <satwinder.dhatt@dot.ca.gov>  
To Becerra, Alex  
Cc Arnold, Gary S@DOT



Mon 7/15/2024 10:38 AM

Hi Alex,

Thank you for including California Department of Transportation in the review process for TPM-24-0011 Foust Project. We wanted to reach out and let you know we have no comments at this time.

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

Should you have questions please contact me, Local Development Review and System Planning Coordinator, by phone (530) 821-8261 or via email at [D3.local.development@dot.ca.gov](mailto:D3.local.development@dot.ca.gov).

Thank you!

**Satwinder Dhatt**  
**Local Development Review and Complete Streets**  
**Division of Planning, Local Assistance, and Sustainability**  
**California Department of Transportation, District 3**  
**703 B Street, Marysville, CA 95901**  
**(530) 821-8261**

Re: TPM-24-0011 Foust



Hartman, Justin@CALFIRE <Justin.Hartman@fire.ca.gov>  
To Becerra, Alex  
Cc Hartman, Justin

CAL FIRE allows the separation



**Justin Hartman**  
Battalion Chief - Loma Rica-Dobbins  
Nevada-Yuba-Placer Unit  
11485 Loma Rica Rd. Marysville CA  
(530) 277-2316 Cell

