

# The County of Yuba

## Community Development and Services Agency

---



### PLANNING COMMISSION STAFF REPORT

**MEETING DATE:** December 17, 2025

**TO:** Planning Commission

**FROM:** Alex Becerra, Planner II

**RE:** Tentative Subdivision Tract Map TSTM  
“TSTM-24-0004” and Change of Zone “LACT-24-0003” (Eastside  
Ranch Estates)

---

**REQUEST:** The applicant, PCHS Investments, LLC, is requesting approval of a Tentative Subdivision Tract Map to create 228 residential lots on approximately 54 acres, located at 5733 Griffith Avenue, approximately 0.2 miles northwest of the intersection of Erle Road and Griffith Avenue, within the Linda community (APNs: 019-300-001 & -021). The project also includes a Change of Zone from Residential Estate (RE) to Single Family Residential (RS).

**RECOMMENDATION:** Adopt the attached Resolution approving Tentative Subdivision Tract Map TSTM-24-0004 and Change of Zone LACT-24-0003, and adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan for the project.

**BACKGROUND/DISCUSSION:** The project consists of a Tentative Subdivision Tract Map to subdivide approximately 54.31 acres into 228 single-family residential lots, along with four pond lots totaling approximately 6 acres for stormwater detention and open space purposes. The project site is located at 5733 Griffith Avenue, approximately 0.2 miles northwest of the intersection of Erle Road and Griffith Avenue, within the Linda Community (APNs: 019-300-001 & -021). The request also includes a Change of Zone from Residential Estate (RE) to Residential Single-Unit (RS) to support the proposed density.

The site is currently developed with an existing single-family residence on the western parcel, while the remaining acreage consists of active almond orchard. The tentative map establishes the layout for internal public streets, pedestrian circulation, storm drainage facilities, and utility improvements. Access to the subdivision will be provided by three new connections to Griffith Avenue, and all internal roadways will be constructed to Yuba County Improvement Standards.

Four pond lots are included throughout the subdivision to accommodate stormwater detention and drainage improvements in coordination with Reclamation District 784, consistent with County flood and stormwater management requirements. Additional easements are incorporated throughout the subdivision for public utilities, pedestrian access, and landscaping. Water and wastewater service will be provided by the Linda County Water District (LCWD), consistent with the District’s Urban Water Management Plan. Electricity and gas will be provided by PG&E, and solid waste collection will be provided by Recology Yuba-Sutter.

Surrounding land uses include low-density residential development to the west and north, agricultural uses to the east, and a mix of residential and commercial uses along Erle Road to the south. The site is located within the Valley Growth Boundary, and the proposed Change of Zone to RS is consistent with the established development pattern and land use policies for the Linda area. Rezoning the property from RE to RS allows a density consistent with the General Plan and compatible with existing and planned development along the Griffith Avenue corridor.

Environmental review for the project was completed through preparation of an Initial Study/Mitigated Negative Declaration (IS/MND). The IS/MND evaluated all environmental topic areas and identified a mix of “no impact,” “less than significant,” and “less than significant with mitigation” findings, with mitigation required only for certain resources such as biological, cultural, and tribal resources. No special-status species or jurisdictional waters were identified on-site, and a cultural resources survey confirmed the absence of significant prehistoric or historic archaeological resources. The Native American Heritage Commission Sacred Lands File search returned negative results, and the United Auburn Indian Community (UAIC) reviewed the site and provided an Unanticipated Discoveries mitigation measure. With all mitigation incorporated, no significant environmental impacts would occur.

SURROUNDING USES:

	GENERAL PLAN	ZONING	EXISTING LAND USE
Subject Property	Valley Neighborhood	RE	Residential/Vacant
North	Valley Neighborhood	RE	Residential/Vacant
East	Natural Resources	AE-80	Agricultural
South	Valley Neighborhood	RE	Residential
West	Valley Neighborhood	RS	Residential

The project is surrounded by a mix of residential and agricultural uses consistent with the Valley Neighborhood designation. Properties to the north and south are designated Valley Neighborhood and zoned RE, consisting of residential and vacant parcels. The east side of the project is designated Natural Resources and zoned AE-80, and is currently used for agricultural production. To the west, land is designated Valley Neighborhood and zoned RS, developed with existing residential uses. Overall, the surrounding area reflects a transition between established residential neighborhoods along Griffith Avenue and agricultural lands to the east.

GENERAL PLAN/ZONING: The project site is designated Valley Neighborhood in the Yuba County 2030 General Plan and is currently zoned Residential Estate (RE). The applicant is requesting a Change of Zone to Single Family Residential (RS) to support the proposed lot sizes and density. The Valley Neighborhood designation allows a wide variety of residential uses and is intended to accommodate complete neighborhoods with a full range of housing types, public services, and supporting amenities.

The subdivision proposes 228 single-family residential lots consistent with the density range allowed in Valley Neighborhood areas. The project supports orderly residential growth within the Valley Growth Boundary, which is intended to concentrate development where infrastructure and services can be most efficiently provided. The project is consistent with the following General Plan Policies:

1. *Policy CD2.1: The County will encourage infill development and redevelopment of vacant and underutilized properties within existing unincorporated communities.*

The site is located within the Valley Growth Boundary on land currently used as orchard and vacant ground. It is surrounded by existing residential neighborhoods and represents redevelopment of an underutilized parcel consistent with the County's infill objectives.

2. *Policy CD5.2: Valley Neighborhoods should provide compact development patterns that conserve land and place homes in close proximity to destinations*

The project offers a compact single-family residential subdivision form within an existing urbanizing area, helping to concentrate growth where infrastructure already exists and supporting efficient long-term development patterns.

3. *Policy CD5.3: Valley residential development in existing and planned Valley Neighborhoods should provide for the full range of housing types and densities.*

Rezoning from RE to RS allows the site to transition to an appropriate single-family residential density consistent with the Valley Neighborhood designation. The subdivision layout supports the development of additional detached single-family homes and contributes to the County's housing supply.

4. *Policy CD5.4: New developments within the Valley Growth Boundary shall provide a highly connected travel network supporting all local travel modes.*

The tentative map incorporates multiple access points and an internal street network that connects directly to surrounding public streets, aligning with the General Plan's connectivity requirements for Valley Neighborhoods.

5. *Policy CD8.10: New developments in the Valley Growth Boundary should provide streets lined with trees selected and located to provide a shade canopy at maturity.*

Street trees will be required along public street frontages in accordance with County improvement standards and will be reviewed through the subdivision improvement plan process. Tree species will be selected consistently with County guidelines to avoid nuisance fruit and invasive or hazardous root systems.

6. *Policy CD12.8 New developments shall contribute fees, construct and dedicate facilities, and/or use other mechanisms acceptable to local service providers to provide for law enforcement and fire protection facilities and services needed to serve new growth.*

The project will pay development impact fees at the time of building permit issuance, supporting fire protection, law enforcement, traffic improvements, parks, and other Countywide services. The project also lies within Linda County Water District and will connect to public water and sewer systems.

7. *Policy NR10.2: The County will encourage the preservation of healthy, attractive native vegetation during land development. Where this is not feasible, the County will require landscaping that uses climate-appropriate plant materials.*

The project site is currently in active agricultural production as an almond orchard with disturbed ruderal groundcover, and does not contain native vegetation suitable for preservation. As development occurs, residential lots will be required to install landscaping consistent with the County's Water Efficient Landscape Ordinance (MWELo), which ensures the use of climate-appropriate, water-efficient plant materials consistent with this policy.

The RS (Residential Single-Unit) zoning district is intended to accommodate detached single-family residential neighborhoods served by public water, sewer, and urban services. The district supports production-scale residential development by homebuilders and is designed to create cohesive neighborhoods with consistent lot patterns, interconnected streets, and a uniform community character. Rezoning the site from Residential Estate (RE) to RS aligns the zoning with the subdivision layout and supports the density and neighborhood form envisioned for this area of Linda.

The project site is located within the Valley Neighborhood land use designation of the 2030 General Plan. This designation allows a range of housing types within a planned neighborhood setting, including detached and attached single-family homes, small-lot residential products, and other compatible residential formats. The proposed subdivision includes 228 single-family lots on approximately 54.31 acres, resulting in a gross density consistent with the Valley Neighborhood designation and appropriate for single-family development within the Valley Growth Boundary. The project's internal street layout, block configuration, and neighborhood form are compatible with surrounding residential development along Griffith Avenue and support the County's goal of establishing complete, connected neighborhoods.

Overall, the proposed project is consistent with the Valley Neighborhood land use designation and with General Plan policies that encourage the development of planned residential neighborhoods in established growth areas. The project also complies with applicable development standards contained in the Yuba County Development Code, including zoning, lot configuration, access, circulation, and subdivision requirements.

ENVIRONMENTAL REVIEW: Staff has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the project pursuant to the California Environmental Quality Act (CEQA). The IS/MND evaluates all required environmental topic areas and identifies a combination of "no impact," "less than significant," and "less than significant with mitigation" determinations. Mitigation measures are required for specific resource areas, including biological resources and the inadvertent discovery of cultural and tribal resources. With implementation of these measures, the project would not result in any significant environmental effects.

The IS/MND and Mitigation Monitoring and Reporting Program were circulated for public review and are included as part of the project record. Staff recommends that the Planning Commission adopt the IS/MND and MMRP, finding that the document reflects the County's own independent evaluation of the project's environmental effects and that no substantial evidence exists showing the project would result in a significant impact.

**COMMENTS:** The project was circulated to various agencies and County departments for review and comment during the early consultation phase and the environmental review stages of the project. The following is a summary of comments:

- **Yuba County CDSA:** The Public Works Department, Environmental Health Department, Planning Department, and Building Department have reviewed the project and provided comments and/or conditions of approval that are incorporated into the attached Conditions of Approval.
- **County Agricultural Commissioner:** Recommended a 100-foot agricultural compatibility buffer along the eastern project boundary to minimize potential conflicts with the adjoining orchard; this requirement is incorporated into the project's Conditions of Approval.
- **UAIC:** Determined that the project area is not culturally sensitive, and do not require a tribal survey or formal consultation under AB52.
- **FRAQMD:** Requires implementation of standard dust control, air quality mitigation, and construction equipment emission controls.

**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 SUBDIVISION TRACT 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 Valley Neighborhood in the 2030 General Plan and is currently zoned Residential Estate (RE). The applicant proposes a Change of Zone to Residential Single-Unit (RS) to support the planned density and subdivision layout. As discussed in the General Plan/Zoning section above, the subdivision is consistent with the Valley Neighborhood designation, applicable General Plan policies, and the development standards contained in the Yuba County Development Code.

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*

The subdivision design includes lot sizes and configurations that allow flexibility in the orientation of future homes. The generally rectangular lot layout, combined with an interconnected street network, provides adequate solar access and opportunities for building placement that maximizes passive heating through southern exposure. The project also enables the use of natural cooling strategies, as prevailing breezes can be captured through typical home

orientation and window placement. Nothing in the subdivision design restricts or prevents the incorporation of passive solar or natural ventilation features in future home construction, and the layout is therefore consistent with §66473.1 of the Subdivision Map Act.

- 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 subdivision includes 228 single-family residential lots, which is below the 500-unit threshold that would require a Water Supply Assessment under §66473.7 of the Subdivision Map Act. Although the threshold is not triggered, water service for the project will be provided by the Linda County Water District (LCWD). The project was routed to LCWD during early consultation as part of the environmental review process, and no comments were received. LCWD is the established water provider for the area, and future improvement plans and building permits will be required to comply with LCWD connection standards to ensure adequate water service to the subdivision.

CHANGE OF ZONE:

- 1. The change in district boundaries is consistent with the General Plan and any applicable adopted community plan or specific plan;*

The proposed Change of Zone from Residential Estate (RE) to Residential Single-Unit (RS) is consistent with the Valley Neighborhood land use designation of the 2030 Yuba County General Plan. This designation anticipates low-density residential neighborhoods, single-family homes, and related community-serving uses within the Valley Growth Boundary. The RS zoning district is an appropriate implementing zone for this designation and supports the subdivision's planned lot sizes and overall residential density. No community plans or specific plans apply to the project site; therefore, the change in zoning remains fully consistent with the General Plan.

- 2. The change in district boundaries is consistent with the purpose of this Code to promote the growth of the County in an orderly manner and to promote and protect the public health, safety, peace, comfort, and general welfare; and*

Rezoning the site to RS ensures that future development occurs in an orderly manner consistent with surrounding residential patterns along Griffith Avenue. The RS zoning district aligns with the availability of public services, including LCWD, Linda Fire protection District, transportation access, and drainage improvements, and allows the subdivision to be constructed in accordance with County development standards. The requested zoning change will not create adverse impacts and will protect public health, safety, and welfare through implementation of subdivision improvements, project conditions of approval, and required mitigation measures identified in the IS/MND.

- 3. The change in district boundaries is necessary to achieve the balance of land uses desired by the County, consistent with the General Plan, and to increase the inventory of land within a given zoning district.*

The General Plan anticipates continued residential growth within the Valley Neighborhood area, and increasing the inventory of RS-zoned land is necessary to accommodate projected housing needs in the Linda community. Rezoning the property from RE to RS allows the site to be

developed at an appropriate single-family residential density consistent with the General Plan's land use balance and growth policies. The change in zoning therefore increases the County's inventory of RS-designated land in an area planned for residential neighborhoods and helps meet long-term housing objectives.

Report Prepared By:



Alex Becerra  
Planner II

#### ATTACHMENTS

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

**BEFORE THE COUNTY OF YUBA  
PLANNING COMMISSION**

**RESOLUTION RECOMMENDING THE  
BOARD OF SUPERVISORS ADOPT THE  
MITIGATED NEGATIVE DECLARATION  
AND MITIGATION MONITORING PLAN  
AND APPROVE TSTM-24-0004 AND LACT-  
24-0003 SUBJECT TO THE ATTACHED  
CONDITIONS OF APPROVAL** )  
)  
)  
)  
)  
)

**RESOLUTION NO.:** \_\_\_\_\_

**WHEREAS**, PCHS Investments, LLC filed an application for a Tentative Subdivision Tract Map to subdivide approximately 54.31 acres into 228 single-family residential lots, with associated streets, frontage improvements, and utilities, located at 5733 Griffith Avenue on the east side of Griffith Avenue in the Linda Community at Assessor’s Parcel Numbers 019-300-001 and 019-300-021; and a request for a Change of Zone to rezone the property from Residential Estate (RE) to Single-Family Residential (RS); and

**WHEREAS**, the Community Development and Services Agency of the County of Yuba (“CDSA”) has conducted an Initial Study for the proposed project and concluded that the project would not result in any significant adverse environmental impacts provided the mitigation measures that are incorporated into the Mitigation Monitoring Plan and Conditions of Approval are implemented; and

**WHEREAS**, CDSA has provided due notice of a public hearing before the Planning Commission of the County of Yuba and the intent to recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan for the proposed project in accordance with the California Environmental Quality Act; and

**WHEREAS**, a public hearing was held before the Yuba County Planning Commission on December 17, 2025, to allow the public and interested parties to testify and submit evidence in favor of, or against, the recommendation to the Board to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and the approval of the Tentative Subdivision Tract Map.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The foregoing recitals are true and correct.
2. The Planning Commission hereby recommends to the Board of Supervisors find that the proposed project is consistent with the Land Use Element and other applicable elements of the Yuba County 2030 General Plan as well as with the Yuba County Zoning Map and

Development Code.

3. The Planning Commission hereby recommends to the Board of Supervisors find that the project site is physically suitable for the proposed type of development and the proposed density of development.
4. The Planning Commission hereby recommends to the Board of Supervisors find that the proposed project and the conditions under which it would be developed or maintained will promote, protect and secure the public health, safety and general welfare and will result in an orderly and beneficial development of the County.
5. The Planning Commission hereby recommends to the Board of Supervisors find that the project, as conditioned, meets the County design and improvement standards set forth in the Yuba County Development Code.
6. The Planning Commission hereby recommends to the Board of Supervisors find that the project, as conditioned, is in compliance with the Yuba County Development Code.
7. The Planning Commission hereby recommends to the Board of Supervisors find, on the basis of the whole record, no substantial evidence that the project will have a significant effect on the environment, and that the Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis.
8. The Planning Commission hereby recommends to the Board of Supervisors adoption of the Tentative Subdivision Tract Map TSTM-24-0004 and Change of Zone LACT-24-0003, incorporated by reference.

The Planning Commission hereby recommends the Board of Supervisors adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan, incorporated herein by reference, and recommends the Board of Supervisors approve Tentative Subdivision Tract Map TSTM-24-0004 and Change of Zone LACT-24-0003, subject to the Mitigation Measures contained within the Mitigation Monitoring Plan and Conditions of Approval attached hereto and made a part hereof.

///

///

///

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the County of Yuba, State of California, on the \_\_\_\_\_, by the following vote.

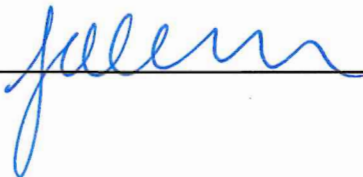
**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

\_\_\_\_\_  
**Yuba County Planning Commission  
Chairman**

**ATTEST:**  
**Planning Commission Secretary**

**APPROVED AS TO FORM:**  
**County Counsel**

**BY:** \_\_\_\_\_

**BY:**  \_\_\_\_\_

TENTATIVE SUBDIVISION TRACT MAP - TSTM 2024-0XX

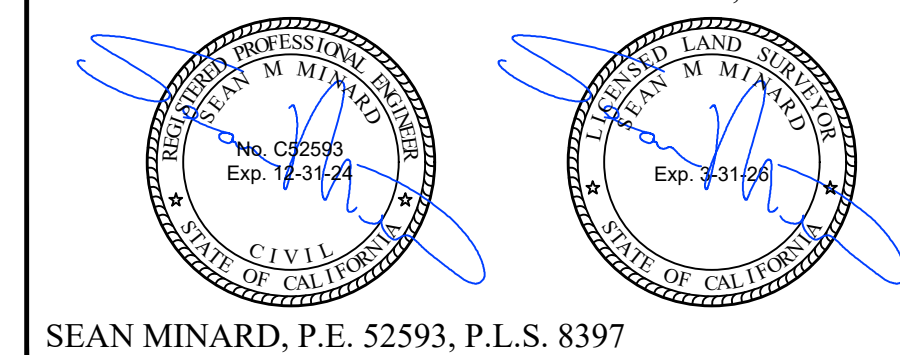
# EASTSIDE RANCH ESTATES

YUBA COUNTY, CALIFORNIA

SEPTEMBER 23, 2024



**SURVEYORS STATEMENT:**  
I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER PRELIMINARY TITLE REPORT BY OLD REPUBLIC TITLE COMPANY ORDER NUMBER 4211020886-JS DATED JANUARY 5, 2024



**COUNTY OF YUBA APPROVAL:**  
THE COUNTY OF YUBA PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 25-XXX APPROVING TENTATIVE SUBDIVISION TRACT MAP NO. 2024-0XX DURING THE PLANNING COMMISSION MEETING ON \_\_\_\_\_, 2025.

COUNTY OF YUBA DATE: \_\_\_\_\_

**LAND USE SUMMARY**

PARCEL SUMMARY*			
VILLAGE NO. 1 =	60 LOTS	13.78 AC	4.35 DU/AC
VILLAGE NO. 2 =	53 LOTS	11.86 AC	4.47 DU/AC
VILLAGE NO. 3 =	54 LOTS	11.49 AC	4.70 DU/AC
VILLAGE NO. 4 =	61 LOTS	11.44 AC	5.33 DU/AC
<b>SUBTOTAL =</b>	<b>228 LOTS</b>	<b>48.57 AC</b>	<b>4.69 DU/AC</b>
GRIFFITH RD =		2.19 AC	
LOT A - POND =		2.22 AC	
LOT B - POND =		0.16 AC	
LOT C - POND =		0.70 AC	
LOT D - POND =		0.47 AC	
<b>SUBTOTAL =</b>		<b>5.74 AC</b>	
<b>TOTAL =</b>	<b>228 LOTS</b>	<b>54.31 AC</b>	<b>4.20 DU/AC</b>

\*ALL ACREAGES AND DENSITIES EXCLUDE ARTERIAL AND COLLECTOR STREETS.

**LEGAL DESCRIPTION (EXISTING PARCEL):**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF YUBA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
PARCEL ONE (APN 019-300-021-000 AND 019-300-022-000)  
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 4 EAST M.D.B. & M., DESCRIBED AS FOLLOWS:  
BEGINNING AT AN 8" BY 8" POST MARKING THE ONE-QUARTER CORNER BETWEEN SECTIONS 27 AND 28, TOWNSHIP 15 NORTH, RANGE 4 EAST, M.D.B. & M., THENCE ALONG THE LINE RUNNING EASTERLY AND WESTERLY THROUGH THE CENTER OF SAID SECTION 27, NORTH 88° 46' 37" EAST 2643.58 FEET TO SAID CENTER OF SECTION 27; THENCE ALONG A LINE RUNNING NORTHERLY AND SOUTHERLY THROUGH THE CENTER OF SAID SECTION 27, SOUTH 0° 01' 03" WEST 1763.68 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF THE FRACTIONAL NORTHERLY TWO-THIRDS OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID NORTHERLY TWO-THIRDS OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SOUTH 88° 43' 32" WEST 2646.07 FEET TO THE WESTERLY SIDE OF SAID SECTION 27; THENCE ALONG SAID WESTERLY SIDE OF SAID SECTION 27, NORTH 0° 05' 39" EAST 1208.81 FEET TO A POINT DISTANT SOUTH 0° 05' 39" WEST 557.30 FEET ALONG THE WESTERLY SIDE OF SAID SECTION 27, FROM THE POINT OF BEGINNING; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SAID LINE RUNNING EASTERLY AND WESTERLY THROUGH THE CENTER OF SECTION 27, NORTH 88° 46' 37" EAST 557.30 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH SAID WESTERLY SIDE OF SECTION 27, NORTH 0° 05' 39" EAST 533.30 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE SAID LINE RUNNING EASTERLY AND WESTERLY THROUGH THE CENTER OF SECTION 27, SOUTH 88° 46' 37" WEST 557.30 FEET TO A POINT ON THE WESTERLY SIDE OF SAID SECTION 27; THENCE NORTHERLY ALONG THE WESTERLY SIDE OF SAID SECTION 27; NORTH 0° 05' 39" EAST 24.00 FEET TO THE POINT OF BEGINNING.  
PARCEL TWO (APN 019-300-001-000)  
PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 4 EAST, M. D. B. AND M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE ONE-QUARTER CORNER BETWEEN SECTIONS 27 AND 28, OF SAID TOWNSHIP AND RANGE; THENCE SOUTH 0° 05' 39" WEST ALONG THE WESTERLY LINE OF SAID SECTION 27, A DISTANCE OF 24 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUING SOUTH 0° 05' 39" WEST ALONG THE WESTERLY LINE OF SAID SECTION 27, A DISTANCE OF 533.3 FEET; THENCE NORTH 88° 46' 37" EAST A DISTANCE OF 557.30 FEET; THENCE NORTH 0° 05' 39" EAST, A DISTANCE OF 533.3 FEET; THENCE SOUTH 88° 46' 37" WEST A DISTANCE OF 557.30 FEET TO THE POINT OF BEGINNING.

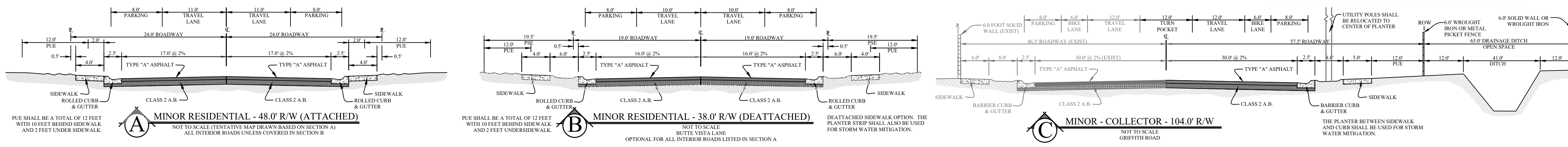
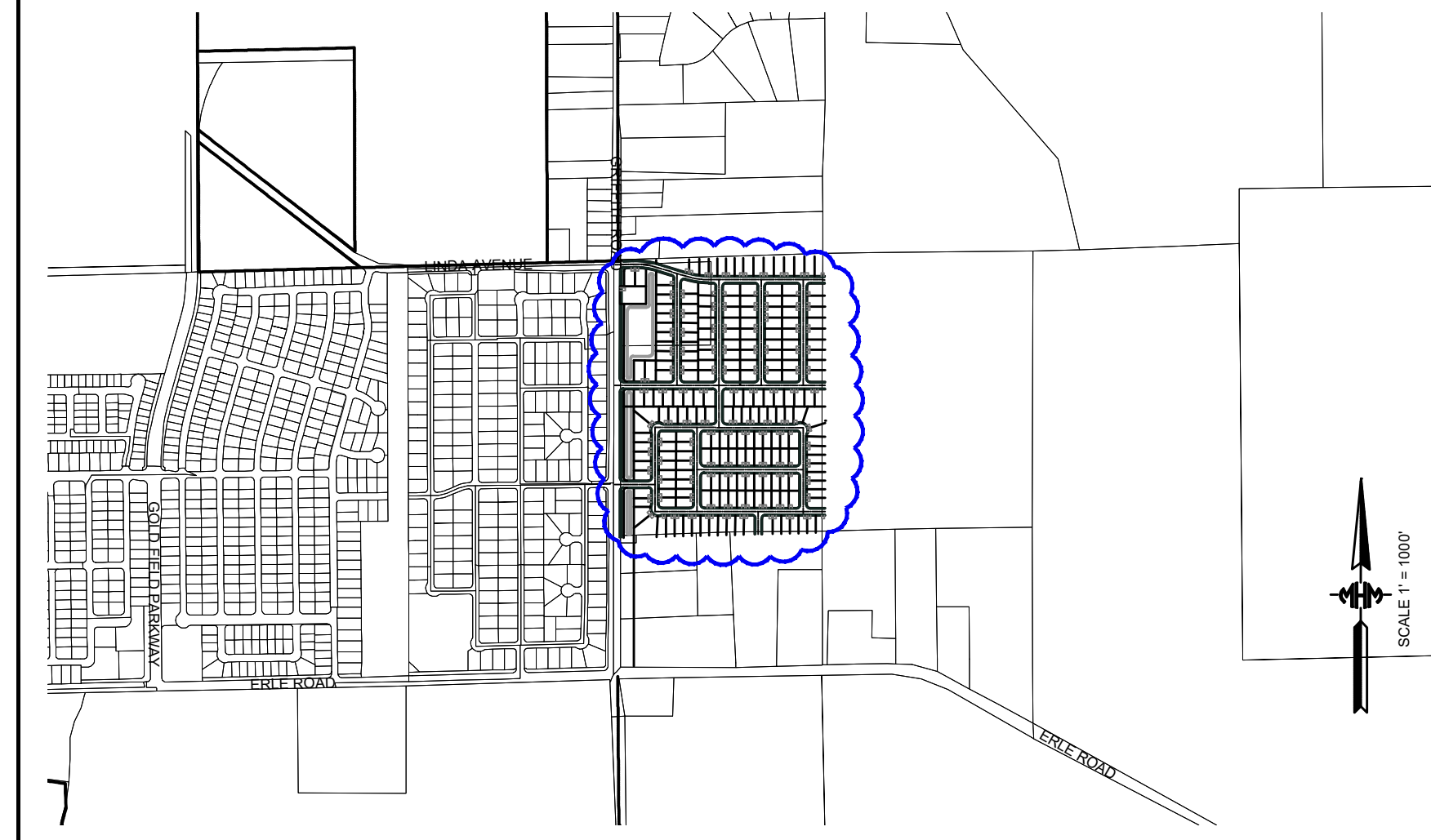
**PROJECT NOTES**

- OWNER #1**  
PCHS INVESTMENTS, LLC  
P.O. BOX 254487  
SACRAMENTO, CA 95865  
ATTN: ROOP PUREWELL  
PHONE: (916) 834-2172
- AREA OF TENTATIVE MAP**  
54.31 GROSS ACRES
- EXISTING USE**  
ORCHARDS AND VACANT
- PROPOSED GENERAL PLAN DESIGNATION**  
VALLEY NEIGHBORHOOD
- ENGINEER/SURVEYOR**  
MHM INCORPORATED  
1204 E STREET, P.O. BOX B  
MARYSVILLE, CA 95901  
CONTACT: SEAN MINARD  
PHONE: (530) 742-6485
- ASSESSOR'S PARCEL NO.**  
019-300-001  
019-300-021
- LEVEE PROTECTION**  
RECLAMATION DISTRICT NO. 784
- ELEMENTARY SCHOOL DISTRICT**  
MARYSVILLE JOINT UNIFIED SCHOOL DIST
- HIGH SCHOOL DISTRICT**  
MARYSVILLE JOINT UNIFIED SCHOOL DIST
- FIRE PROTECTION**  
LINDA COUNTY FIRE DIST
- LAW ENFORCEMENT**  
COUNTY OF YUBA
- SANITARY SEWER**  
LINDA COUNTY WATER DIST
- DOMESTIC WATER**  
LINDA COUNTY WATER DIST
- STORM DRAINAGE**  
COUNTY OF YUBA
- ELECTRICITY**  
PACIFIC GAS AND ELECTRIC
- NATURAL GAS (OPTIONAL)**  
PACIFIC GAS AND ELECTRIC
- COMMUNICATION**  
AT&T AND COMCAST
- CABLE (OPTIONAL)**  
COMCAST

**GENERAL NOTES:**

- SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 (A) OF THE SUBDIVISION MAP ACT.
- A 12.0 FOOT PUBLIC UTILITY EASEMENT (PUE) SHALL BE LOCATED 10.0 FEET BEHIND SIDEWALK AND 2.0 FEET UNDER SIDEWALK ADJACENT OR WITHIN THE ROAD RIGHT OF WAY UNLESS OTHERWISE APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR.
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY, ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- THIS IS AN APPLICATION FOR A TENTATIVE PARCEL MAP AND PLANNED UNIT DEVELOPMENT.
- VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE. TWO (2) POTENTIAL PHASES ARE SHOWN BUT DEVELOPER RESERVES RIGHT TO RECORD WITH MORE OR LESS.
- ALL EXISTING STRUCTURES, SEPTIC TANKS, AND WELLS SHALL BE REMOVED, ABANDONED, OR DESTROYED PRIOR TO CONSTRUCTION.
- STREET TREES SHALL BE PLANTED PURSUANT TO COUNTY OF YUBA STANDARDS. ADDITIONAL DETAIL SHALL BE PROVIDED ON THE IMPROVEMENT PLANS.
- OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT. MHM INC, SEAN MINARD, IS THE ENGINEER AND SURVEYOR OF RECORD FOR THE TENTATIVE MAP.

**LOCATION MAP**



2 INDICATES PROPOSED SMALL LOT PHASE AND LARGE LOT PARCEL

**M.H.M.**  
ENGINEERS & SURVEYORS SINCE 1892  
1204 E STREET, P.O. BOX B MARYSVILLE, CA 95901  
TEL: 530.742.6485 FAX: 530.742.5639

**DRAFT CONDITIONS OF APPROVAL  
YUBA COUNTY PLANNING COMMISSION**

**Applicant/Owner: Roop Purewal  
APN: 019-300-001 & -021**

**Case Number: TSTM-24-0004 & LACT-24-0003  
Public Hearing Date: December 17, 2025**

**ACTIONS FOR CONSIDERATION:** Staff recommends the Planning Commission 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 Subdivision Tract Map TSTM-24-0004 and Change of Zone LACT-24-0003 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 Section 11.40.040.

**GENERAL CONDITIONS:**

- 1) 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.
- 2) 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 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 Tentative Subdivision Tract Map. 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.
- 3) 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 the Subdivision Map Act (Government Code Section 66410 and following) and Chapter 11.15 of the Yuba County Ordinance Code.
- 4) 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.
- 5) 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.
- 6) Notwithstanding the provisions of any other of these Conditions of Approval, this map cannot be recorded until expiration of the 10-day appeal period which begins the day following the date of approval. The expiration date of the appeal period is December 1, 2025, at 5:00 p.m.
- 7) This tentative map shall expire 36 months from the effective date of approval unless extended pursuant to Chapter 11 of the Yuba County Ordinance Code.
- 8) Approval of the Tentative Subdivision Tract Map is contingent upon Board of Supervisor approval of the Change of Zone. The map cannot be recorded until after the Change of Zone has been effectuated.

**PUBLIC WORKS DEPARTMENT:**

- 9) The Public Works Director may reasonably modify any of the Public Works conditions contained herein. The required street widths as stated herein shall take precedence over those as shown on the tentative map.
- 10) All improvements required by the herein stated conditions due to health, safety, and any required mitigating measure shall be completed prior to recording the Final Map.

**DRAFT CONDITIONS OF APPROVAL  
YUBA COUNTY PLANNING COMMISSION**

**Applicant/Owner: Roop Purewal  
APN: 019-300-001 & -021**

**Case Number: TSTM-24-0004 & LACT-24-0003  
Public Hearing Date: December 17, 2025**

- 11) Owner shall dedicate to the County of Yuba sufficient right-of-way in fee simple to provide a 57.5' foot strip of land adjoining the centerline of Griffith Avenue, lying within the bounds of this property. The right-of-way line shall be located at the back of the (future) masonry wall.
- 12) Owner shall dedicate to the County of Yuba sufficient right-of-way in fee simple strips of land 48 feet in width, including the area within knuckles and intersection return curves, for the internal access streets as shown on the Tentative Tract Map. The right-of-way line shall be located 0.50 foot behind the back of (future) sidewalk. Corner radii shall be dedicated in accordance with Yuba County standards.
- 13) Owner shall provide and offer to dedicate to the County of Yuba a 12-foot easement for public services with 10-feet measured from back of sidewalk and 2.0-feet located underneath the sidewalk along each side of the roadway as shown on tentative map Section A.
- 14) Road construction for the interior streets as shown on the tentative map shall meet the requirements for an Urban Residential (Local) Road in conformance with the Yuba County Standard (Drawing No. 101) or as modified by the Public Works Director. Such standard includes curbs, gutters, with an attached sidewalk.
- 15) Road construction along Griffith Avenue shall meet the half-width requirements for an Urban Collector Road in conformance with the Yuba County Standard (Drawing No. 102) or as modified by the Public Works Director. Such standard includes turn pockets, curb & gutters, with a detached sidewalk.
- 16) Owner shall be responsible for the construction of the drainage ditches as shown on the tentative map in Lots A through D. Owner shall dedicate to County of Yuba in fee simple parcels shown as Lots A through D on the tentative map.
- 17) FEMA elevation certificates shall be completed and submitted for each lot which is located within a FEMA Special Flood Hazard Area or LOMR prepared to remove the lots from the Special Flood Hazard Area. The certificates shall be prepared by either a licensed surveyor or civil engineer, and submitted to the Yuba County Public Works Department. Elevation certificates shall be reviewed and approved prior to the issuance of building permits. No building permits shall be issued on lots which do not meet the minimum 1.0 foot (above base flood) elevation requirement.
- 18) Owner or Owner's agent(s) shall disclose the nature and potential hazard of flooding to potential purchasers or lessors of real property within the subject site. A copy of each disclosure shall be submitted to the Community Development Department within 10 days of the sale of said property.
- 19) Owner shall warranty all improvements required by these Conditions of Approval for a period of 12 months from the time the improvements are accepted by the Public Works Department and a Notice of Completion is recorded.
- 20) Owner shall provide a one-year warranty bond for all street and drainage improvements required by these conditions of approval. The warranty bond period will commence after the Notice of Completion is recorded.
- 21) Owner shall provide a streetlight plan to be approved by the Public Works Department. Streetlights shall be LED type models and be maintained by Pacific Gas & Electric (PG&E). Owner shall maintain all streetlights until accepted by the Public Works Department. Prior to map recordation the Owner shall pay the County for two (2) years of service for the streetlights in accordance with rates (LS1-E) set by PG&E.
- 22) Improvement plans, prepared in compliance with Sections 3 and 7 of the Yuba County Standards shall be submitted to and approved by the Public Works Department prior to any construction. The initial submittal shall also include the necessary calculations for all improvements and associated drainage facilities along with the appropriate plan checking fees based upon a preliminary engineer's estimate. The engineer's estimate shall include estimated costs for the construction of the road and drainage

Attachment 3  
**DRAFT CONDITIONS OF APPROVAL**  
**YUBA COUNTY PLANNING COMMISSION**

**Applicant/Owner: Roop Purewal**  
**APN: 019-300-001 & -021**

**Case Number: TSTM-24-0004 & LACT-24-0003**  
**Public Hearing Date: December 17, 2025**

- improvements, landscaping requirements (if any), and construction staking. Such approvals shall include the alignment and grades of roads and drainage facilities.
- 23) 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.
  - 24) Prior acceptance of improvements, Owner, or Owner's contractor shall provide Yuba County with a complete set of Computer Aided Draft and Design files of the As-Built Plans, for the entire scope of work to be completed, as required by the conditions contained herein.
  - 25) Owner shall submit a Preliminary Soils Report prepared by a registered civil engineer and based upon adequate test borings to the Public Works Department for review in compliance with section 66490 of the Subdivision Map Act. Should such preliminary soils report indicate the presence of critically expansive soils or other soils problems which, if not corrected, would lead to structural defects, a soils investigation of each lot in the subdivision may be required by the decision-making authority (section 11.40.040 (G) of Yuba County Ordinance Code).
  - 26) Any improvement work within the County rights-of-way for roadway connections and/or road widening or other improvements shall be accomplished under an encroachment permit issued by the Public Works Department. Improvement plans and associated checking and inspection fees shall be submitted to the Public Works Department for review and approval before any construction will be permitted within the County right-of-way.
  - 27) Owner shall submit a drainage plan to provide for on-site and off-site storm water drainage for the project, designed by a registered civil engineer, to the Public Works Department for review and approval, prior to any construction. The drainage design for the project shall result in a zero percent increase in the storm water discharge from the project compared to the pre-development state using a 100-year storm event peak discharge. Owner shall construct such approved drainage facilities in order to provide drainage from access roads and lots to acceptable natural drainage courses. The owner's engineer shall include information in the drainage plan to allow confirmation that the subdivision design complies with MS4 requirements as required in Yuba County's Post-Construction Standards plan. If off-site drainage facilities are used to conform to the County's MS4 requirements, the County will require a letter from the owner's engineer stating that the off-site facilities allow the proposed subdivision to meet MS4 requirements.
  - 28) 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.
  - 29) 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

**DRAFT CONDITIONS OF APPROVAL  
YUBA COUNTY PLANNING COMMISSION**

**Applicant/Owner: Roop Purewal  
APN: 019-300-001 & -021**

**Case Number: TSTM-24-0004 & LACT-24-0003  
Public Hearing Date: December 17, 2025**

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.

- 30) Owner shall submit an erosion and sediment control plan for the project, designed by a registered civil engineer, to the Department of Public Works for review and approval prior to each phase of construction and/or grading permit. Erosion and sediment control measures shall conform to Section 11 of the Yuba County Improvement Standards and all Yuba County Ordinance Codes. Owner shall implement such erosion and sediment control measures as per the approved plan prior to construction or grading.
- 31) Strict control over dust problems created during construction shall be adhered to with regard to surrounding properties and public facilities. The construction specifications and/or improvement plans shall have items reflecting dust control measures in detail and shall be approved by the Public Works Department.
- 32) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the final map.
- 33) 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.
- 34) Owner shall name the access roads in a manner determined by Chapter 9.70 of the Yuba County Ordinance Code and be approved by the Address Coordinator at the Department of Public Works.
- 35) Owner shall provide all necessary street signs and pavement markings, including, but not limited to, street name signs, stop signs, speed limit signs, stop legends, limit lines, and crosswalks, as required by the Public Works Department.
- 36) Owner shall provide a concrete base or bases for the placement of a centralized mail delivery unit or units within the subdivision as directed by the United States Postal Service. Specifications and location(s) of such base(s) shall be determined pursuant to the applicable requirements of the Postal Service and the Yuba County Department of Public Works, with due consideration for streetlight location, traffic safety, security and consumer convenience. Such base(s) shall be located within a Public Service Easement. Owner shall provide a letter from the Postal Service to the County Surveyor stating that the location of the centralized mail delivery unit or units comply with their requirements and that they have no objection to the filing of the final map.
- 37) Approximate centerlines of all perennial streams or ditches within this division shall be shown on the Final Map.
- 38) 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 lots being created by this final 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 final map. Any relocation or rearrangement of the public service provider's facilities to accommodate this project shall be at the Owner's expense.
- 39) 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 Final Map.

**DRAFT CONDITIONS OF APPROVAL  
YUBA COUNTY PLANNING COMMISSION**

**Applicant/Owner: Roop Purewal**  
**APN: 019-300-001 & -021**

**Case Number: TSTM-24-0004 & LACT-24-0003**  
**Public Hearing Date: December 17, 2025**

- 40) Owner shall submit a current Preliminary Title Report or Subdivision Map Guarantee, in favor of Yuba County, two (2) check prints of the Final Map, calculations, supporting documentation and map checking fees to the County Surveyor, Department of Public Works for checking, approval and filing of the Final Map. An updated Subdivision Map Guarantee shall be provided 1 week prior to filing the final map with the Yuba County Recorder.
- 41) Owner shall petition to be assessed for County Service Area 70 (CSA 70) prior to filing the Final Map.
- 42) Owner shall petition to be assessed for zone of benefit C for County Service Area 52 (CSA 52C) or the purpose of receiving extended services provided by the CSA, such as fire protection services, local park, recreation or parkway facilities and services, and miscellaneous extended services including street and highway sweeping, street and highway lighting, landscape maintenance, park and open space maintenance, drainage system maintenance, fire services, and emergency services; prior to filing the Final Map.
- 43) 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).
- 44) Prior to commencing performance of any public improvement or facility to be dedicated to County, and subject to approval by the Public Works Department, Owner shall acquire and present proof of general and automobile liability and Workers Compensation and Employers Liability insurance. Such general and automobile liability insurance shall name the County and its agents as additional insured.
- 45) All easements of record that affect this property are to be shown on the Final Map.
- 46) Prior to submitting the final 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.
- 47) Prior to filing the Final 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 Final Map.
- 48) 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.
- 49) 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 conformance with the requirements of Chapter 7.07 of the Yuba County Ordinance Code shall be received by the County Surveyor.
- 50) Owner shall submit a copy of the final map to the Linda County Water District (LCWD) for review to determine conformance with the LCWD requirements. Before the final map can be filed with the Yuba County Recorder, a letter or email from the Linda County Water District is to be submitted to the County Surveyor which states that the LCWS requirements have been met and that any public service easements as may be shown on the final map are satisfactory and that there are no objections to filing the final map.

Attachment 3  
**DRAFT CONDITIONS OF APPROVAL**  
**YUBA COUNTY PLANNING COMMISSION**

**Applicant/Owner: Roop Purewal**  
**APN: 019-300-001 & -021**

**Case Number: TSTM-24-0004 & LACT-24-0003**  
**Public Hearing Date: December 17, 2025**

- 51) Owner shall submit a copy of the final map to the Linda Fire Protection District (LFPD) for review to determine conformance with the District's requirements. Before the final map can be filed with the Yuba County Recorder, a letter or email from the Linda Fire Protection District is to be submitted to the County Surveyor which states that the District's requirements have been met and that there are no objections to filing the final map.
- 52) Owner shall submit a copy of the final map to the Reclamation District No. 784 (RD 784) for review to determine conformance with the District's requirements. Before the final map can be filed with the Yuba County Recorder, a letter or email from Reclamation District No. 784 shall be submitted to the County Surveyor which states that the District's requirements have been met and that there are no objections to filing the final map.

**ENVIRONMENTAL HEALTH DEPARTMENT:**

- 53) Prior to recording, owner shall submit to Environmental Health a "Will Serve" letter from Linda County Water District for water and sewer services and facilities for parcel(s) 1-228.
- 54) Prior to building final, owner shall connect parcel(s) 1-228 to Linda County Water District for water and sewer services and facilities prior to building permit final inspection for occupancy.
- 55) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
- 56) All existing trash and debris shall be removed from the subject site.
- 57) 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".

**BUILDING DEPARTMENT:**

- 58) All new/proposed buildings and structures shall obtain a building permit prior to construction.
- 59) 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.

**CODE ENFORCEMENT:**

- 60) 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.
- 61) No person or entity while making use of their special agricultural entitlement shall cultivate marijuana or hemp in violation of the Yuba County Ordinance Code. Violations related to marijuana or hemp shall have a daily Administrative Penalty imposed immediately upon the issuance of an Order to abate the public nuisance.

**AGRICULTURAL COMMISSONER:**

- 62) Prior to issuance of building permits for any residential lot located within 100 feet of an adjoining agricultural operation, the applicant shall establish a 100-foot agricultural setback and install a vegetative buffer along the project boundary adjacent to such operations, consistent with the recommendations of the Yuba County Agricultural Commissioner. Existing agricultural activities on the adjoining property may continue until residential development occurs within 100 feet of the agricultural easement. The vegetative buffer shall consist of drought-tolerant, non-invasive plant materials arranged to create a tall, dense barrier, including species that will attain a minimum mature height of ten (10) feet and provide continuous vertical coverage at maturity. The buffer shall be of

Attachment 3  
**DRAFT CONDITIONS OF APPROVAL**  
**YUBA COUNTY PLANNING COMMISSION**

**Applicant/Owner: Roop Purewal**  
**APN: 019-300-001 & -021**

**Case Number: TSTM-24-0004 & LACT-24-0003**  
**Public Hearing Date: December 17, 2025**

---

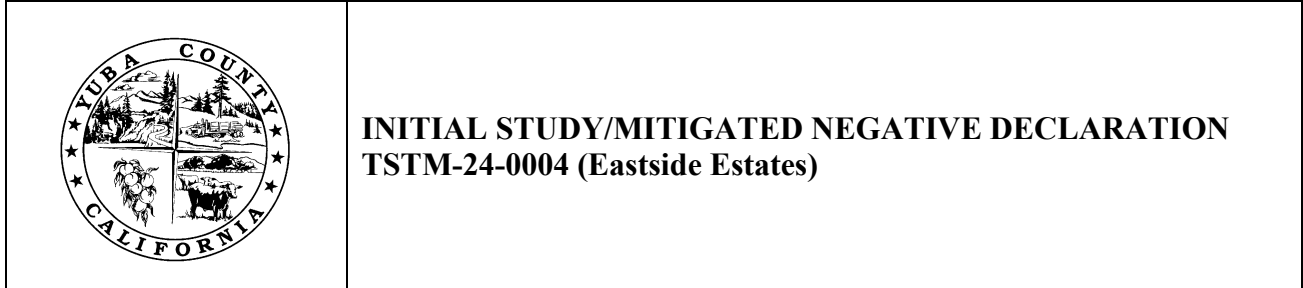
sufficient height and thickness to reduce pesticide drift or overspray and shall be maintained in perpetuity to minimize potential conflicts between residential and agricultural uses, unless and until the adjoining property is rezoned to a non-agricultural designation and is no longer utilized for agricultural production.

**PLANNING DEPARTMENT:**

- 62) Lot design on the Final Subdivision 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 lots shall not exceed that shown on the approved tentative map.
- 63) Satisfy the Mitigation Monitoring Plan for the project in accordance with the California Environmental Quality Act.
- 64) Any relocation or arrangement 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 allowed under or over any PG&E easements that exist within the subject area.
- 65) Owner shall meet all requirements of the Feather River Air Quality Management District during any project related construction.
- 66) 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.
- 67) Prior to Final Map recordation, the project area shall be annexed into the Linda County Water District (LCWD).
- 68) 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.



Alex Becerra  
Planner I

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

**Project Title:** Tentative Subdivision Tract Map TSTM-24-0004 and Change of Zone LACT-24-0003 (Eastside Ranch Estates)

**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 Numbers: 019-300-001 & 019-300-021

**Applicant/Owner:** Applicant & Owner:  
PCHS Investments, LLC  
P.O. Box 254487  
Sacramento, CA 95865

**General Plan Designation(s):** Valley Neighborhood (VN)

**Zoning:** "RE" Residential Estate

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

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

**Date Prepared:** September 2025

**Project Description**

The applicant, PCHS Investments, LLC, is requesting approval of a Change of Zone from Residential Estate (RE) to Single-Family Residential (RS) and a Tentative Subdivision Tract Map (TSTM-24-0004) to subdivide approximately 54.31 acres into 228 single-family residential lots. The proposed Change of Zone would allow a modest increase in density, from approximately 0.5–2 units per acre under RE zoning to 2–8 units per acre under RS zoning, while remaining consistent with the Valley Neighborhood (VN) General Plan land use designation. The Tentative Map establishes the lot layout, circulation network, and infrastructure improvements that would implement the proposed zoning.

The project site is located east of Griffith Avenue, north of Erle Road, and east of Linda Avenue, within the community of Linda (APNs 019-300-001 and 019-300-021). The property is currently zoned Residential Estate (RE) and designated Valley Neighborhood (VN) by the Yuba County 2030 General Plan.

Lot 34, which measures 0.19 acres, has been reserved for a potential detention pond; if required, it will be re-designated as Lot A. Access to the subdivision will be provided from Alberta Avenue, with internal streets constructed to Yuba County standards. Water supply and

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

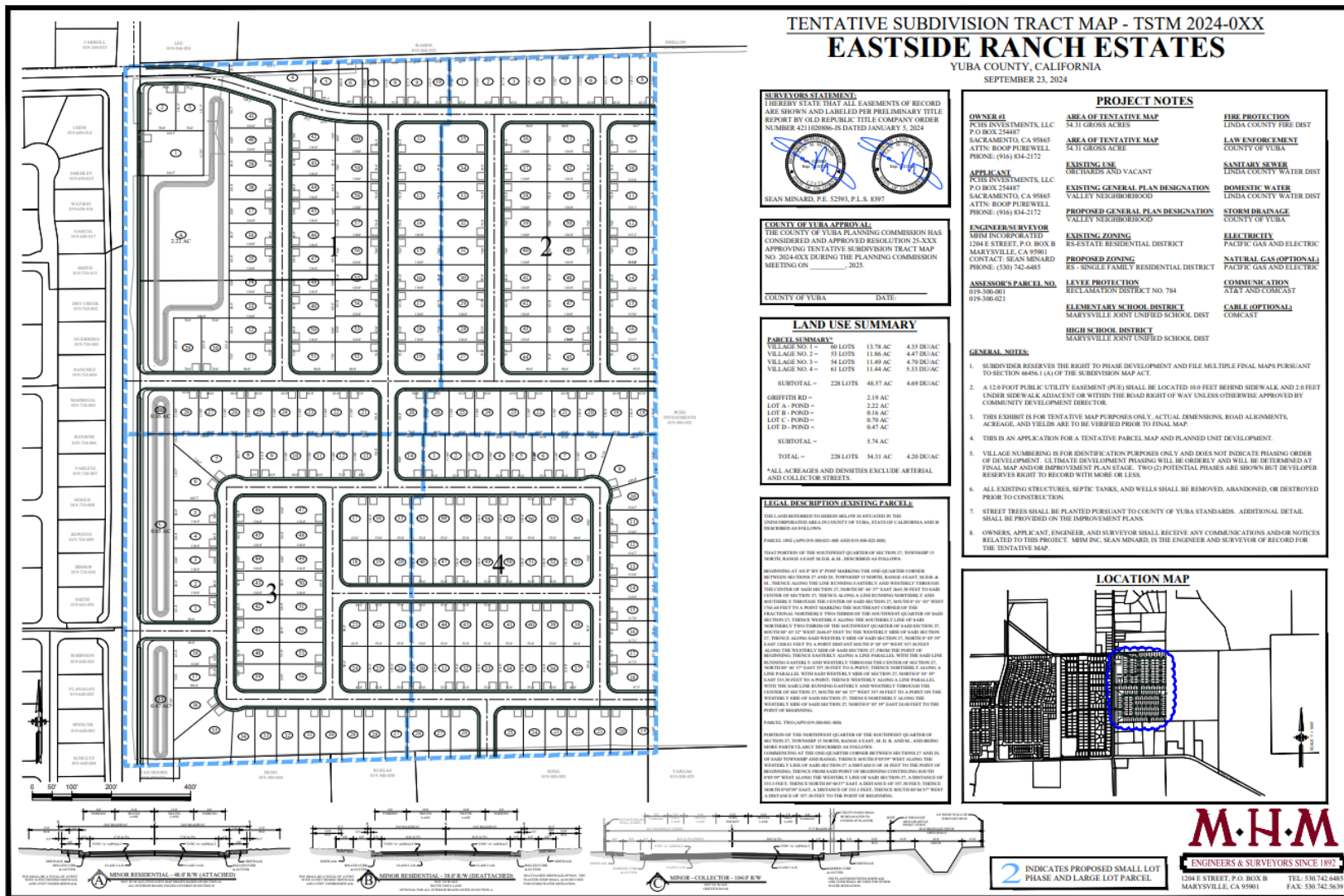
---

wastewater service will be provided by the Linda County Water District, and stormwater drainage improvements, including the potential detention basin, will be designed consistent with County and Reclamation District 784 standards.

The project site is currently in agricultural use, consisting primarily of almond orchards with limited improvements. Development of the subdivision would include grading and land contouring, construction of access roads, underground utilities, residential building pads, and associated landscaping.

The application was deemed complete on August 20, 2021. At that time, Yuba County determined that an Initial Study/Mitigated Negative Declaration (IS/MND) would be prepared pursuant to the California Environmental Quality Act (CEQA).

Figure 1. Tentative Parcel Map



**Environmental Setting**

The project area involves approximately 54.31 acres of land located east of Griffith Avenue, north of Erle Road, and east of Linda Avenue in the community of Linda, Yuba County, California. The site is within the Valley Growth Boundary and designated Valley Neighborhood in the 2030 General Plan. The site is currently in agricultural production, consisting primarily of almond orchards with limited improvements.

The project site lies within the Sacramento Valley, characterized by flat topography with elevations ranging from approximately 70 to 75 feet above mean sea level (MSL). A roadside ditch runs along the northern project boundary and will be incorporated into on-site stormwater drainage improvements. The biological resources assessment determined that the ditch does not contain jurisdictional wetlands or aquatic features, and no special-status plant or animal species were observed on-site. Standard avoidance measures will apply, including pre-construction surveys for nesting birds.

Surrounding land uses consist of low-density residential development to the west and north, agricultural operations to the east, and a mix of residential and commercial uses to the south along Erle Road. The project site is not located within a designated floodplain, but storm drainage facilities will be constructed in coordination with Reclamation District 784 to accommodate runoff from future development.

Other public agencies whose approval or permits are required include:

- Regional Water Quality Control Board (for grading activities exceeding 1 acre)
- Yuba County Building Department (building permits)
- Yuba County Public Works Department (roadway and public improvements)
- Yuba County Environmental Health Department (well abandonment and other environmental health permits, if applicable)
- Reclamation District 784 (drainage facility coordination)
- Feather River Air Quality Management District (fugitive dust control)

**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 checked="" type="checkbox"/> Aesthetics                | <input checked="" 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 checked="" 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

9/1/2025

Date

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

---

**PURPOSE OF THIS INITIAL STUDY**

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Change of Zone and Tentative Subdivision Tract Map TSTM-24-0004 (Eastside Estates), 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

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

---

incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 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"/>	<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"/>	<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"/>	<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"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**a)** The project site is generally flat and located within the Linda community, surrounded by existing residential, agricultural, and suburban uses. The site does not contain or adjoin any designated scenic vistas. Development of the subdivision would introduce residential homes and supporting infrastructure but would not obstruct views of any recognized scenic resource. The impact will result in a *less than significant impact*.

**b)** The project area contains almond orchards but no landmark trees, rock outcroppings, or historic buildings. In addition, the site is not located along or near a state scenic highway. The impact will result in a *less than significant impact*.

**c)** The site is located within the Valley Growth Boundary and designated for residential development. Surrounding areas already include residential subdivisions and agricultural operations. While the orchards will be removed, the new subdivision will be consistent with the planned land use pattern and will not substantially degrade public views. The impact will result in a *less than significant impact*.

**d)** New residences and street lighting will introduce light and glare to the site. However, these sources will be typical of suburban residential development and will be subject to County standards for lighting design. 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.

<b>Would the project:</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 "Grazing Land". Grazing Land is defined as land on which the existing vegetation is suited to the grazing of livestock. The site is not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, conversion of the site for residential use would not impact farmland of regulatory importance. The impact will result in *no impact*.

**b)** The property is currently zoned Residential Estate (RE) and is proposed to be rezoned to Single-Family Residential (RS). The RS zoning allows for higher residential density consistent with the Valley Neighborhood (VN) General Plan designation. The project site does not contain

existing agricultural operations, and there is no Williamson Act contract for the property. However, the eastern portion of the project site is adjacent to active agricultural land. To avoid potential land use conflicts such as noise, dust, and pesticide drift between residential and agricultural uses, the Yuba County Agricultural Commissioner has recommended a vegetative buffer and setback be established along the shared boundary.

**Mitigation Measure 2.1      Agricultural Compatibility Buffer**

Prior to final map recordation, the applicant shall install and maintain a vegetative buffer and 100-foot setback between residential lots and adjoining agricultural operations, as recommended by the Yuba County Agricultural Commissioner. The buffer shall consist of drought-tolerant, non-invasive vegetation and be maintained in perpetuity to minimize potential conflicts between residential and agricultural uses.

Implementation of this measure will reduce potential agricultural compatibility impacts to a *less than significant* level with mitigation incorporated.

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.

Would the project:	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. Motor vehicle traffic generated by the proposed subdivision would incrementally increase ozone precursor emissions; however, these emissions would not be substantial enough to prevent attainment of the objectives of the Air Quality Attainment Plan. Therefore, the impact will result in a *less than significant impact*.

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” to prevent the emissions of dust from construction activities beyond the property line, including the use of water or chemicals for dust control, application of specific materials on surfaces, or other means approved by FRAQMD. FRAQMD Rule 2.0 regulates burning of vegetation associated with land clearing. Enforcement of these rules will reduce the amount of PM10 generated by residential development on the project site.

Under FRAQMD guidelines, 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 of PM10. FRAQMD has established a significance threshold of 130 single-family homes as the level expected to reach 25 pounds per day of ROG and NOx. For PM10, FRAQMD estimates that 4,000 homes would need to be built to reach the 80 pounds per day threshold. The proposed 228-lot subdivision is below the thresholds for PM10, but exceeds the screening level for ozone precursors and therefore requires implementation of standard mitigation. 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 subdivision is located within an area of existing suburban and agricultural development inside the Valley Growth Boundary. The addition of 228 single-family residences is not expected to generate pollutant concentrations at a sufficient level to be noticed by any nearby residences, schools, or other sensitive receptors. It is probable that any pollutants generated as a result of future development would dissipate before it reached 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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) and b)** The Project is located in Linda, within the Valley Growth Boundary east of Griffith Avenue. The Project Area consists of approximately 54.31 acres of active almond orchards with disturbed ruderal groundcover and a roadside ditch along the northern boundary. Surrounding land uses include residential subdivisions to the west, rural residences to the north and south, and agricultural land to the east.

**Project Area and Surrounding Area**

The Project Area includes almond orchards with scattered ruderal grasses and forbs. A rural residence and accessory structures are located near the southwest portion of the site. Surrounding

land uses include a residential subdivision to the west, rural residences to the north and south, and agricultural land to the east. The broader landscape is characterized by flat topography and agricultural conversion.

### Biological Conditions

The Project Area is dominated by orchard agriculture and lacks intact natural communities such as riparian corridors, wetlands, or native grasslands. The Biological Resources Assessment (January 2025) confirmed that the roadside ditch on the northern edge of the property is ephemeral, lacks hydrophytic vegetation and hydric soils, and does not meet the criteria for jurisdictional waters or regulated aquatic resources. No special-status vegetation communities are present within the site.

### Regional Species and Habitats of Concern

The Biological Assessment (Marcus H. Bole & Associates, January 2025) included protocol-level field surveys and a review of CNDDDB, USFWS, and CDFW databases. Species with potential to occur in the Action Area are summarized in Table 1 below. As shown, no suitable habitat for these species exists on-site, and no individuals were observed during surveys.

**Table 1. Evaluation of Listed and Proposed Species Potentially Occurring or Known to Occur within or near the Eastside Ranch Estates Action Area**

Common Name (Scientific Name)	Status (Fed/State/CNPS)	General Habitat Description	Species/Habitat Presence	Rationale
<b>INVERTEBRATES</b>				
<b>Conservancy fairy shrimp</b> (Branchinecta conservatio)	FE / _ / _	Moderately turbid, deep, cool-water vernal pool.	A/HA	There are no vernal pools within the Action Area. <b>No Effect.</b>
<b>Valley elderberry longhorn beetle</b> (Desmocerus californicus dimorphus)	FT / _ / _	Blue elderberry shrubs usually associated with riparian areas.	A/HA	There are no elderberry shrubs within or near the Action Area. <b>No Effect.</b>
<b>Vernal pool fairy shrimp</b> (Branchinecta lynchi)	FT / _ / _	Moderately turbid, deep, cool-water vernal pool.	A/HA	There are no vernal pools within the Action Area. <b>No Effect.</b>
<b>Vernal pool tadpole shrimp</b> (Lepidurus packardi)	FE / _ / _	Vernal pools, swales, and ephemeral freshwater habitat.	A/HA	There are no vernal pools within the Action Area. <b>No Effect.</b>
<b>BIRDS</b>				

<b>Swainson's hawk</b> ( <i>Buteo swainsoni</i> )	MBTA / ST / _	Open grasslands, meadows, or marshes for foraging, dense-topped trees for nesting.	A/HA	There is no suitable nesting habitat for this species in the Action Area. None were observed during the habitat survey. <b>Less-than Significant with Avoidance and Minimization Measures.</b>
<b>Tri-colored blackbird</b> ( <i>Agelaius tricolor</i> )	_ / ST / _	Marshes, irrigation ditches, blackberry brambles, and grasslands.	A/HA	No suitable nesting habitat. None observed. <b>No Effect.</b>
<b>Western yellow-billed cuckoo</b> ( <i>Coccyzus americanus occidentalis</i> )	FT / SE / -	Open woodlands, riparian areas, orchards, moist thickets.	A/HA	No suitable nesting habitat. None observed. <b>No Effect.</b>
<b>White-tailed kite</b> ( <i>Elanus leucurus</i> )	MBTA / _ / _	Open grasslands, meadows, marshes for foraging, dense-topped trees for nesting.	A/HA	No suitable nesting habitat. None observed. <b>No Effect.</b>
<b>Bank swallow</b> ( <i>Riparia riparia</i> )	_ / ST / _	Vertical banks/cliffs with sandy soils near streams/rivers for nesting.	A/HA	No suitable nesting habitat. None observed. <b>No Effect.</b>
<b>REPTILES</b>				
<b>Giant garter snake</b> ( <i>Thamnophis gigas</i> )	FT / ST / _	Agricultural wetlands, irrigation canals, low gradient streams, ponds, marshes.	A/HA	No suitable habitat within or near the property. <b>No Effect.</b>
<b>PLANTS</b>				
<b>Ferris' milk-vetch</b> ( <i>Astragalus tener</i> var. <i>ferrisiae</i> )	_ / _ / 1B.1	Meadows, seeps, grassland, subalkaline flats, adobe soils.	A/HA	No suitable habitat. None observed. <b>No Effect.</b>
<b>Veiny monardella</b> ( <i>Monardella venosa</i> )	_ / _ / 1B.1	Valley/Foothill Grassland, Woodland, heavy clay soils.	A/HA	No suitable habitat. None observed. <b>No Effect.</b>

<b>Hartweg's golden sunburst</b> ( <i>Pseudobahia bahifolia</i> )	T / T / 1B.1	Valley/Foothill Grassland, Cismontane Woodland, northern slopes/near vernal pools.	A/HA	No suitable habitat. None observed. <b>No Effect.</b>
--	--------------	--	------	---

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

- Vegetation removal and/or ground disturbance shall occur during the non-breeding season (September 1–February 28), where feasible.
- If construction occurs during the breeding season, a qualified biologist shall conduct pre-construction nesting bird surveys within 250 feet of disturbance areas no more than 15 days prior to construction.
- Active nests shall be mapped, and protective buffers shall be established as recommended by the biologist. Construction shall not occur within buffer zones until the young have fledged or the nest is otherwise determined inactive.
- Nests shall be monitored at least twice per week during construction, and results shall be reported to Yuba County.
- If construction stops for more than 10 days, a new survey shall be conducted prior to resuming work.

With implementation of this mitigation, the project would not have a substantial adverse effect on candidate, sensitive, or special-status species, or riparian/sensitive natural communities. The impact will result in a ***less than significant impact with mitigation incorporated.***

c) The Biological Resources Assessment (January 2025) confirmed that the Project Area does not contain federally protected wetlands as defined by Section 404 of the Clean Water Act. The roadside ditch along the northern boundary is ephemeral in nature, does not support hydrophytic vegetation or hydric soils, and does not qualify as a jurisdictional water feature. No vernal pools, marshes, or other wetland resources are present. Therefore, the impact will result in a ***less than significant impact.***

d) The Project Area 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 property has been converted to orchard agriculture for decades and does not provide connectivity to the Bear River or other natural habitats. Therefore, the project would not create barriers to wildlife movement or interfere with the use of native nursery sites, and the impact will result in a ***less than significant impact.***

e) The Project does not conflict with Yuba County General Plan Action NR 5.3 or other local ordinances intended to protect biological resources. The Project Area does not include resources protected by a tree preservation policy or other specific local regulations. Therefore, the project will result in ***no impact*** related to conflicts with a Habitat Conservation Plan or Natural Community Conservation Plan.

f) No habitat conservation plans or natural community conservation plans currently apply to the Project Area. Both Yuba and Sutter Counties ended participation in the proposed joint Yuba-Sutter NCCP/HCP, and the project site was not within the boundaries of that plan. Therefore, the impact will result in *no impact*.

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) and b)** A Cultural Resources Inventory Survey (December 2024, Genesis Society) included a records search, NAHC Sacred Lands File request, and intensive pedestrian survey. The records search confirmed no prehistoric or historic archaeological sites are recorded within the Project Area, and the pedestrian survey did not identify any subsurface deposits or cultural materials. One historic era built environment resource (5733 Griffith Avenue) was documented but determined ineligible for listing on the California Register of Historical Resources due to loss of integrity.

No cultural resources eligible for the California Register of Historical Resources were identified within the Project Area. However, ground-disturbing activities always carry the possibility of inadvertently uncovering buried archaeological materials or previously unidentified historic-era features.

### **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 until a qualified archaeologist evaluates the discovery. If human remains are discovered, the provisions of Mitigation Measure 5.3 shall apply. With implementation of this measure, the impact will result in a *less than significant impact with mitigation incorporated*.

**c)** The Cultural Resources Assessment and background research did not identify paleontological resources within the Project Area. While the potential is low, ground-disturbing activities may reveal previously undiscovered paleontological materials or unique geologic features.

**Mitigation Measure 5.2 Inadvertent Discovery of Paleontological Resources**

If paleontological resources are inadvertently discovered during construction, all ground-disturbing activities within 50 feet of the find shall be halted until a qualified paleontologist evaluates the discovery. Recommendations for treatment and curation shall be developed in consultation with Yuba County. With implementation of this measure, the impact will result in a *less than significant impact with mitigation incorporated*.

d) No evidence of human remains was identified within the Project Area during the cultural survey. However, in the event of inadvertent discovery during construction, State law (Health and Safety Code §7050.5; PRC §5097.98) requires that work cease, the County Coroner be contacted, and if the remains are determined to be Native American, that the NAHC and Most Likely Descendant be notified.

**Mitigation Measure 5.3 Inadvertent Discovery of Human Remains**

If human remains are discovered during construction, work shall halt in the vicinity of the find, and the Yuba County Coroner shall be contacted immediately. If the remains are determined to be Native American, the NAHC shall be notified within 24 hours, and a Most Likely Descendant shall be identified and consulted in accordance with PRC §5097.98. With implementation of this measure, the impact will result in a *less than significant impact with mitigation incorporated*.

VI. ENERGY	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 residential subdivision creating 228 single-family lots. Construction and operation would consume energy in the form of fuel, electricity, and natural gas, but the consumption would not be considered wasteful, inefficient, or unnecessary. Energy use will be typical of suburban residential development and subject to California Building Code Title 24 energy efficiency standards and CALGreen requirements. Additionally, the project will not conflict with or obstruct any state or local plans for renewable energy or energy efficiency. Therefore, the impact will result in 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 type="checkbox"/>	<input checked="" 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 project site is not located within an Alquist-Priolo Earthquake Fault Zone. No known active faults cross the site, and the project is not expected to expose people or structures to rupture of a known earthquake fault. Like all of Yuba County, the site could be subject to strong ground shaking from regional seismic events; however, compliance with the California Building Code will ensure that future development incorporates appropriate design standards. The site is not known to be prone to liquefaction, and slopes are gentle, minimizing the risk of landslides. Therefore, the impact will result in a *less than significant impact*.

- b) Construction associated with the project may result in temporary loosening of soils and potential erosion. However, the disturbed area will be subject to standard erosion and dust control measures, including compliance with the National Pollutant Discharge Elimination System (NPDES) permit requirements and FRAQMD Rule 3.16 regarding fugitive dust. With these regulatory requirements in place, substantial soil erosion and loss of topsoil would not occur. Therefore, the impact will result in a *less than significant impact*.
- c) The project site does not contain unstable soils or geologic units, nor would the project involve activities that could result in lateral spreading, subsidence, or collapse. No impacts associated with unstable soils are anticipated. Therefore, the project will result in *no impact*.
- 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 will be served by the Linda County Water District for wastewater collection and treatment. The site will not rely on septic systems or alternative wastewater disposal methods. Therefore, the project will result in *no impact*.
- f) Although no paleontological resources have been documented within the project site, ground-disturbing activities could inadvertently uncover previously unknown fossil-bearing formations or unique geologic features. Inadvertent discovery procedures are included in **Mitigation Measures 5.1, 5.2, and 5.3** under the Cultural Resources section, which require evaluation and appropriate treatment of any discoveries by qualified professionals. With implementation of these measures, the impact will result in a less than significant impact with mitigation incorporated.

<b>VIII. GREENHOUSE GAS EMISSIONS</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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 AB 32, 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, hydrofluorocarbons, perfluorocarbons, 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 AB 32. 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. The Scoping Plan also recognized that Senate Bill 375, the Sustainable Communities and Climate Protection Act of 2008 (SB 375), is the main action required to obtain 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 emissions from the State’s transportation sector through land use planning strategies with the goal of more economic and environmentally sustainable 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 2005 levels as the baseline. Further information regarding SACOG's MTP/SCS and climate change can be found at <http://www.sacog.org/2035/>.

While AB 32 and SB 375 target specific types of emissions from specific sectors, and ARB's 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. 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. 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 Resources Agency 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 and residential energy demand in conjunction with the development of 228 single-family residences. Although the project will result in GHG emissions, the emissions would be negligible and typical of residential development within the Valley Growth Boundary. The impact related to greenhouse gas emissions would result in a *less than significant impact*.

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
Would the project:				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion/Mitigation:

**a) - c)** The project would not involve the routine transport, use, or disposal of hazardous materials. There would be no reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment, and the site is not located within ¼ mile of a school. The closest school is Yuba College, located approximately 0.75 miles from the property. Therefore, there would be ***no impact*** related to hazardous materials.

**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 and agricultural purposes. 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 project will be provided from Griffith Avenue through three new project entry points. Internal streets will be constructed to Yuba County and Fire Code standards, ensuring compliance with required widths, turning radii, and fire hydrant placement. The project will not block or interfere with any existing emergency response routes or evacuation corridors. Therefore, the impact will result in a ***less than significant impact***.

**h)** The project site is not located within a mapped fire hazard severity zone according to Cal Fire. As a result, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, the project would result in ***no impact***.

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 subdivision infrastructure and residential development will be disturbed. The total disturbance area is anticipated to be less than one acre at a time due to phased construction. The project does not anticipate consuming excessive water or interfering with groundwater recharge, and the site will be served by the Linda County Water District for water and wastewater. Furthermore, there are no water bodies in the immediate area that would be affected by soil runoff caused by grading activities. 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) According to the FEMA Flood Insurance Rate Map (FIRM Panel 060427, eff. 12/30/2011), portions of the project site are located within Zone AE (Special Flood Hazard Area, 1% annual chance flood) and Zone X (area with reduced flood risk due to levee). Future development will be required to comply with Yuba County floodplain management regulations, including establishing finished floor elevations above the base flood elevation and obtaining any necessary floodplain development permits. The project site is not subject to risks from tsunami or seiche, and mudflow is not a concern at this location. Therefore, with compliance to existing regulations, 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 checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion/Conclusion/Mitigation

a) The project site is located within the Valley Growth Boundary in an area designated for urban residential development under the Yuba County 2030 General Plan. The proposed subdivision will not create a physical barrier or divide an established community. The site is bordered by existing agricultural and residential uses, and the project will contribute to planned growth within the Valley Neighborhood. Therefore, the project will result in ***no impact*** related to the physical division of a community.

b) The project includes a Change of Zone from Residential Estate (RE) to Single-Family Residential (RS) in conjunction with a Tentative Subdivision Map to allow for single-family development. The change in zoning does not alter the General Plan land use designation of Valley Neighborhood (VN) and remains consistent with General Plan goals and policies supporting residential growth within the Valley Growth Boundary. The difference in allowable density between RE and RS represents a minor increase that remains compatible with surrounding development patterns.

There are no adopted habitat conservation plans, or natural community conservation plans that apply to the project site. The proposed Change of Zone and subdivision are consistent with both the General Plan and Development Code land use policies. Therefore, the project would result in a ***less than significant impact*** related to conflicts with land use plans or regulations.

<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.

XIII. NOISE		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)** Construction of the proposed subdivision will generate temporary noise from grading, infrastructure installation, and building activity. Construction equipment can generate noise levels up to approximately 85–90 dBA at 50 feet; however, these impacts would be temporary and limited to daytime hours consistent with Yuba County noise standards. Once operational, the project would introduce typical residential noise sources such as vehicles, landscape equipment, and outdoor activity. These are comparable to surrounding residential uses and would not exceed applicable noise standards. Ground borne vibration from construction would be minor and short-term, and no long-term sources of ground borne vibration are proposed. Therefore, noise and vibration impacts 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 would result in the subdivision of approximately 48 acres to create 228 single-family residential lots within the Valley Growth Boundary. While the project would contribute to population growth, this growth has already been anticipated and planned for under the 2030 Yuba County General Plan. The project does not represent unplanned or unexpected growth, nor does it require installation of off-site infrastructure beyond what is typical for residential development. 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 Linda Fire Protection District, which provides fire protection service to the site. No new fire stations or expanded facilities are required as a result of this project. Fire impact fees will be collected at the time of building permit issuance to offset the incremental demand created by new housing units. With compliance to Yuba County Development Code and Fire Code requirements, impacts to fire protection services 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) The project site is located within the Marysville Joint Unified School District. The District was provided early consultation notice of this project, but no response has been received to date. Regardless, pursuant to State law (Government Code §65995), payment of statutory school impact fees at the time of building permit issuance is considered full mitigation for potential impacts to school facilities. Therefore, 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 increased demand for neighborhood and regional parks, but no recreational facilities are proposed as part of the subdivision. Yuba County Development Code Chapter 11.45.060 requires parkland dedication at a ratio of 5 acres per 1,000 new residents (based on 2.9 persons per household for single-family lots). In lieu of land dedication, the applicant is required to pay park impact fees to offset recreational demands generated by the project. Payment of these fees will ensure adequate neighborhood and regional park funding is in place prior to recordation of the parcel map. With compliance to these requirements, impacts related to recreational facility use and demand would be *less than significant*.

XVII. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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 proposed subdivision will not conflict with any applicable plan, ordinance, or policy addressing the circulation system. The Traffic Study (Fehr & Peers, January 2025) confirmed that the project site is served by Griffith Avenue, an existing collector road, and that improvements including sidewalks and bicycle facilities will be extended along the project frontage. Internal streets will be constructed to County standards. Therefore, the project will result in **no impact** related to adopted circulation policies.

b) Senate Bill 743 requires analysis of Vehicle Miles Traveled (VMT) instead of level of service for CEQA purposes. The Traffic Study evaluated VMT for the project and determined the per capita VMT is 19.86, which represents a 20 percent reduction from the Yuba County average of 24.92. This exceeds the OPR-recommended 15 percent reduction threshold for significance. Therefore, the project will result in a **less than significant impact** related to VMT.

c) The project is expected to generate approximately 2,154 daily trips, including 160 AM peak-hour trips and 214 PM peak-hour trips. Intersection operations were analyzed for study intersections and found that while traffic volumes will increase, queues will remain within existing turn lanes and will not block adjacent through lanes. No hazardous roadway design features were identified. Therefore, the project will result in a **less than significant impact** related to traffic hazards or incompatible roadway design.

d) Emergency access will be provided via three project driveways connecting to Griffith Avenue. The Traffic Study confirmed that these access points will provide adequate ingress and egress for emergency vehicles and will not reduce emergency response or evacuation capabilities. Therefore, the project will result in **no impact** related to emergency access.

<b>XVIII. TRIBAL CULTURAL RESOURCES</b>	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)** A Sacred Lands File search was conducted by the Native American Heritage Commission (NAHC) on December 30, 2024, with negative results. The United Auburn Indian Community (UAIC) reviewed the project area using their **Tribal Historic Information System (THRIS)**. THRIS is UAIC’s internal database that combines oral history, ethnographic history, sacred lands information, and places of cultural and religious significance, along with records from the California Historical Resources Information System (CHRIS). Based on this review, UAIC confirmed that no tribal cultural resources are known to occur within the project area and determined that the site is not culturally sensitive. UAIC therefore did not request additional survey or formal consultation under AB 52.

Although no known tribal cultural resources are present, UAIC requested that their Unanticipated Discoveries Mitigation Measure be incorporated into the project to address the possibility of inadvertent discovery of tribal cultural resources during ground-disturbing activities.

**Mitigation Measure 18.1 Unanticipated Discovery of Tribal Cultural Resources**

If any suspected tribal cultural resources or resources of cultural significance to UAIC are discovered during ground-disturbing activities, all work shall immediately pause within 100 feet of the find (or a distance determined appropriate based on the nature of the find). A Tribal Representative and Yuba County shall be immediately notified. The Tribal Representative, in

coordination with the County, shall determine if the find constitutes a Tribal Cultural Resource as defined in PRC §21074 and shall recommend treatment or further evaluation as necessary.

Treatment may include preservation in place, redesign of the project to avoid the resource, or respectful reburial of culturally sensitive soils or objects. Permanent curation will not occur unless approved in writing by the culturally affiliated Tribe. Contractors shall provide secure on-site storage for any recovered materials until appropriate reburial occurs. Work may not resume at the discovery location until authorization is granted by the County in consultation with the Tribe. If human remains are discovered during construction, the Yuba County Coroner and the culturally affiliated Tribe shall be contacted immediately, consistent with Health & Safety Code §7050.5 and PRC §5097.98.

With implementation of this measure, the project will result in a ***less than significant impact with mitigation incorporated.***

XIX. UTILITIES AND SERVICE SYSTEMS	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) The project will be served by the Linda County Water District for water and wastewater. No new treatment plants or off-site facilities are required; the project will connect to existing District infrastructure consistent with County standards. Drainage improvements will be installed with the subdivision and reviewed by Yuba County Public Works. Therefore, impacts would be *less than significant*.

b) and c) The Linda County Water District has confirmed that sufficient water supplies are available to serve the project, including during normal, dry, and multiple dry years, as documented in its Urban Water Management Plan. Wastewater generated by the project will be conveyed to the District's wastewater treatment plant, which has adequate permitted capacity to serve projected demand from this subdivision in addition to existing commitments. Therefore, the impact would be *less than significant*.

d) and e) Solid waste services will be provided by Recology Yuba-Sutter. Recyclable materials are taken to the Recology facility on State Route 20, and all other waste is transported to the Ostrom Road Landfill in Wheatland. The landfill has a permitted capacity of 41,822,300 cubic yards and sufficient remaining capacity to serve the project. The project will comply with all

federal, state, and local statutes and regulations related to solid waste. Therefore, 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**DISCUSSION/CONCLUSION/MITIGATION:**

**a) – d)** The project site is not located within a State Responsibility Area (SRA) or a Very High Fire Hazard Severity Zone as mapped by Cal Fire. The site is within an urbanizing area of Linda that has been largely converted to residential and agricultural uses, with no adjacent wildland interface. Therefore, the project would not impair emergency response or evacuation plans, expose residents to substantial wildfire risks, require infrastructure that exacerbates fire risk, or create secondary hazards such as post-fire slope instability.

The project will comply with all applicable Yuba County Fire Code requirements for new residential development, including provision of adequate emergency access, hydrants, and defensible space around structures. For these reasons, impacts related to wildfire would be *less than significant*.

**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 would subdivide the site into 228 single-family lots within the Valley Neighborhood (VN) area planned for urban growth in the 2030 General Plan. The technical studies conclude that project-level effects are less than significant (or less than significant with mitigation) for air quality and GHG, transportation/VMT, utilities and public services, hydrology, noise, biological resources, and cultural/tribal resources. Because the project is consistent with adopted land use plans for growth in this area and does not trigger any standards exceedance, its incremental contribution is not cumulatively considerable when viewed with past, present, and probable future projects. Therefore, cumulative impacts would be ***less than significant.***

c) Due project does not involve uses that pose substantial adverse health risks to humans. Short-term construction emissions (including dust) will be controlled through compliance with FRAQMD rules/standard measures; construction noise is temporary and limited to allowed daytime hours; no routine use, storage, or transport of hazardous materials is proposed; the site is not within a Very High Fire Hazard Severity Zone; and hydrology/flood risk, traffic safety, and utilities/services were found less than significant. With mitigation adopted for biological and tribal cultural resources, the project would not cause substantial adverse effects on human beings, either directly or indirectly. The impact would be *less than significant with mitigation incorporated*.

## REFERENCES

1. Yuba County 2030 General Plan Environmental Impact Report, AECOM.
2. Yuba County 2030 General Plan, AECOM.
3. Yuba County Development Code 2024.
4. Yuba County Important Farmland Map, 2022. California Department of Conservation.
5. Yuba County Improvement Standards.
6. Cultural Resources Assessment, Eastside Ranch Estates Project. UAIC Tribal Historic Preservation Department. November 20, 2024.
7. Traffic Impact Analysis, Eastside Ranch Estates Subdivision (TSTM-24-0004). KD Anderson & Associates. January 2025.
8. Native American Heritage Commission (NAHC). Sacred Lands File Search Results for Eastside Ranch Estates. December 30, 2024.
9. United Auburn Indian Community (UAIC). AB 52 Consultation Response and Unanticipated Discoveries Mitigation Measure. January 2025.
10. Biological Resources Assessment and Wetland Determination, *Eastside Ranch Estates Property*. Marcus H. Bole & Associates. January 22, 2025.
11. State of California Hazardous Waste and Substance site “Cortese” list
12. Federal Emergency Management Agency (FEMA). Flood Insurance Rate Map (FIRM), Panel 060427, effective December 30, 2011.

**MITIGATION MONITORING PLAN**  
**TSTM-24-0004 (EASTSIDE RANCH ESTATES)**

<b>MM 2.1 – Agricultural Compatibility Buffer</b>		
Prior to issuance of building permits for residential lots within 100 feet of adjoining agricultural operations, the applicant shall install and maintain a vegetative buffer and 100-foot setback, consistent with the Agricultural Commissioner’s recommendations, to minimize potential conflicts between residential and agricultural uses.		
<b>Timing/Implementation</b> Prior to the start of, and during, construction activities.	<b>Enforcement/Monitoring</b> Yuba County Planning Department	
<b>Performance Criteria</b> Permit verification, or clearance documents, from FRAQMD	<b>Verification Cost</b> N/A	
		<b>Date Complete</b> (If applicable)

**MITIGATION MONITORING PLAN**  
**TSTM-24-0004 (EASTSIDE RANCH ESTATES)**

<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> Prior to the start of, and during, construction activities.	<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)

**MITIGATION MONITORING PLAN**  
**TSTM-24-0004 (EASTSIDE RANCH ESTATES)**

**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 nonbreeding (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.

<b>Timing/Implementation</b> Prior to the start of, and during, construction activities.	<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)

**MITIGATION MONITORING PLAN**  
**TSTM-24-0004 (EASTSIDE RANCH ESTATES)**

**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.”

<p><b>Timing/Implementation</b> Prior to the start of, and during, construction activities.</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>

**MITIGATION MONITORING PLAN**  
**TSTM-24-0004 (EASTSIDE RANCH ESTATES)**

**MM 5.2 – Inadvertent Discovery of Paleontological Resources**

If paleontological resources are inadvertently discovered during construction, all ground-disturbing activities within 50 feet of the find shall be halted until a qualified paleontologist evaluates the discovery. Recommendations for treatment and curation shall be developed in consultation with Yuba County. No evidence of human remains was identified within the Project Area during the cultural survey. However, in the event of inadvertent discovery during construction, State law (Health and Safety Code §7050.5; PRC §5097.98) requires that work cease, the County Coroner be contacted, and if the remains are determined to be Native American, that the NAHC and Most Likely Descendant be notified.

<p><b>Timing/Implementation</b> Prior to the start of, and during, construction activities.</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 (If applicable)</b></p>

**MITIGATION MONITORING PLAN**  
**TSTM-24-0004 (EASTSIDE RANCH ESTATES)**

<b>MM 5.3 – Inadvertent Discovery of Human Remains</b>		
If human remains are discovered during construction, work shall halt in the vicinity of the find, and the Yuba County Coroner shall be contacted immediately. If the remains are determined to be Native American, the NAHC shall be notified within 24 hours, and a Most Likely Descendant shall be identified and consulted in accordance with PRC §5097.98.		
<b>Timing/Implementation</b> Prior to the start of, and during, construction activities.	<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)

**MITIGATION MONITORING PLAN**  
**TSTM-24-0004 (EASTSIDE RANCH ESTATES)**

**MM 18.1 – Unanticipated Discovery of Tribal Cultural Resources**

If any suspected tribal cultural resources or resources of cultural significance to UAIC are discovered during ground-disturbing activities, all work shall immediately pause within 100 feet of the find (or a distance determined appropriate based on the nature of the find). A Tribal Representative and Yuba County shall be immediately notified. The Tribal Representative, in coordination with the County, shall determine if the find constitutes a Tribal Cultural Resource as defined in PRC §21074 and shall recommend treatment or further evaluation as necessary. Treatment may include preservation in place, redesign of the project to avoid the resource, or respectful reburial of culturally sensitive soils or objects. Permanent curation will not occur unless approved in writing by the culturally affiliated Tribe. Contractors shall provide secure on-site storage for any recovered materials until appropriate reburial occurs. Work may not resume at the discovery location until authorization is granted by the County in consultation with the Tribe. If human remains are discovered during construction, the Yuba County Coroner and the culturally affiliated Tribe shall be contacted immediately, consistent with Health & Safety Code §7050.5 and PRC §5097.98.

<p><b>Timing/Implementation</b> Prior to the start of, and during, construction activities.</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>

**Alex Becerra**

---

**From:** Anna Starkey <astarkey@auburnrancheria.com>  
**Sent:** Friday, July 11, 2025 10:28 AM  
**To:** Alex Becerra  
**Subject:** [External]RE: TSTM-24-0004 - Consultation Letter  
**Attachments:** UnanticipatedDiscoveries\_TCRs .pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good afternoon,

On behalf of the United Auburn Indian Community, Tribal Historic Preservation Department, thank you for the notification and opportunity to consult under AB52 for the Eastside Ranch Estates subdivision project (TSTM-24-0004).

**TCR Identification Methodology:**

UAIC conducted background search for the identification of Tribal Cultural Resources (PRC §21074) 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 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.

**Results:**

Based on our careful review, we've determined that the project area is not culturally sensitive, and we do not require to conduct a tribal survey or formally consult under AB52.

**Mitigation:**

THPO Fore's recommendations include the attached unanticipated discoveries mitigation measure to reduce impacts to any Tribal Cultural Resources (TCR) that may be discovered during project construction (PRC §21080.3.2(a)).

**Recommendations:**

Please include UAIC's methodology of TCR identification in the TCR chapter of your CEQA document and our mitigation language as a separate and distinct mitigation specifically for TCRs. We request that you do not include any archaeological methodologies or background, as they are not relevant to the identification of TCRs, or combine any Cultural Resource mitigation with Tribal Cultural Resources. The two categories must remain distinct.

Thank you,  
Anna

**Alex Becerra**

---

**From:** Dhatt, Satwinder K@DOT <satwinder.dhatt@dot.ca.gov> on behalf of D3 Local Development@DOT <D3.local.development@dot.ca.gov>  
**Sent:** Tuesday, September 30, 2025 10:37 AM  
**To:** Alex Becerra  
**Cc:** Fong, Alexander Y@DOT  
**Subject:** [External]RE: [External]RE: TSTM-24-0004 and LACT-24-0003, Eastside Ranch Estates

Hi Alex,

Thank you for including the California Department of Transportation (Caltrans) in the review process for Eastside Ranch Estates (TSTM-24-0004 and LACT-24-0003) Project. We wanted to reach out and let you know that 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**

---

**From:** Alex Becerra <abecerra@yuba.gov>  
**Sent:** Monday, September 15, 2025 2:01 PM  
**To:** D3 Local Development@DOT <D3.local.development@dot.ca.gov>  
**Cc:** Fong, Alexander Y@DOT <alexander.fong@dot.ca.gov>  
**Subject:** RE: [External]RE: TSTM-24-0004 and LACT-24-0003, Eastside Ranch Estates

**EXTERNAL EMAIL. Links/attachments may not be safe.**

Good afternoon,

I realized I hadn't followed up regarding the VMT analysis for the Eastside Ranch Estates project (TSTM-24-0004). We're working toward scheduling this project for hearing in November, so receiving your comments on the study within the next few weeks would be ideal to keep the review moving forward. Please let me know if you need any additional information from me to complete your review, thank you very much.