



**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
TSTM-24-0004 (Eastside Estates)**

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 8th 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

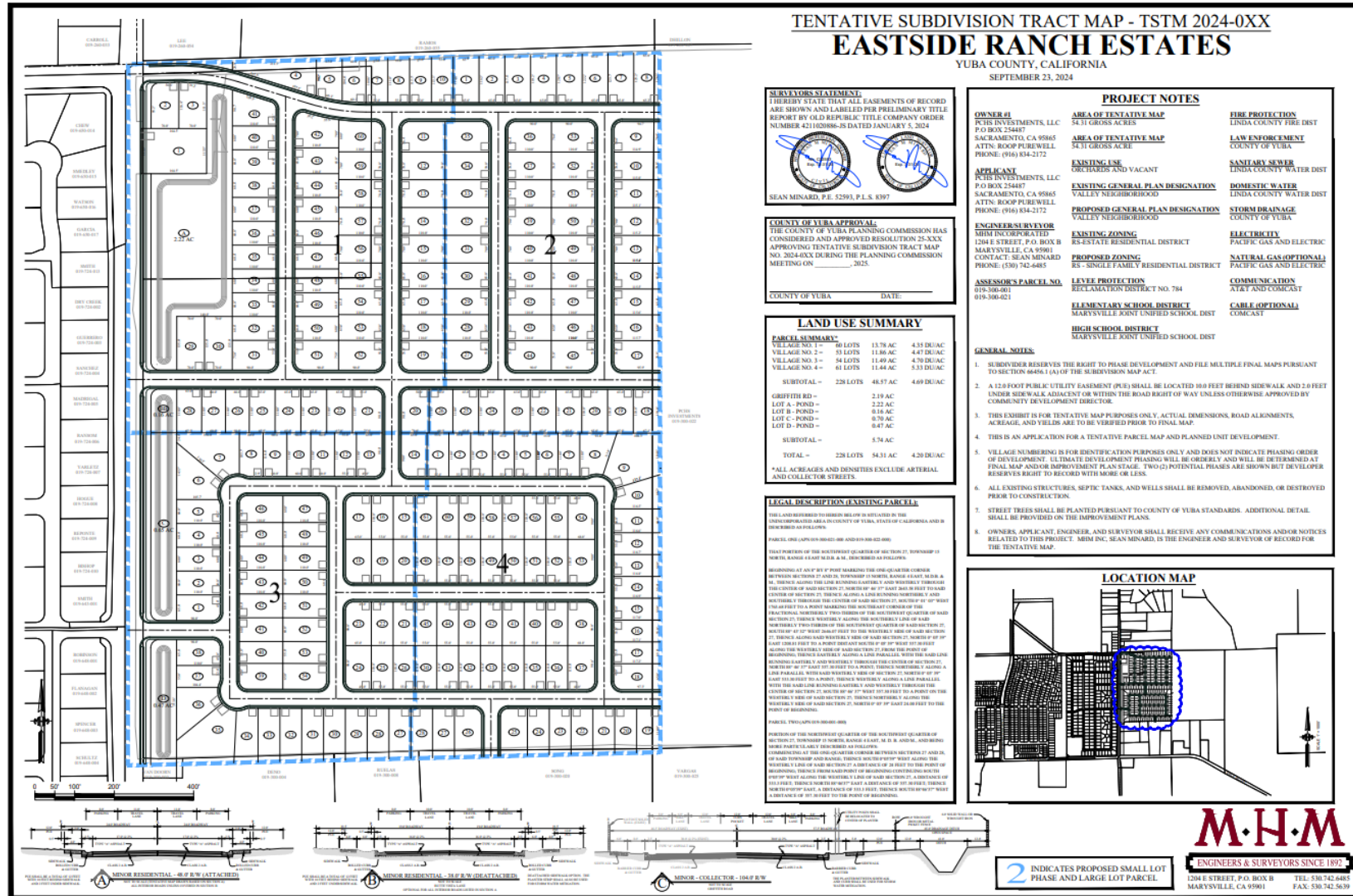
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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



Planner's Signature
Alex Becerra, Planner I

9/1/2025
Date

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

I. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 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.

IV. BIOLOGICAL RESOURCES				
Would the project:	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
INVERTEBRATES				
Conservancy fairy shrimp (Branchinecta conservatio)	FE / _ / _	Moderately turbid, deep, cool-water vernal pool.	A/HA	There are no vernal pools within the Action Area. No Effect.
Valley elderberry longhorn beetle (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. No Effect.
Vernal pool fairy shrimp (Branchinecta lynchi)	FT / _ / _	Moderately turbid, deep, cool-water vernal pool.	A/HA	There are no vernal pools within the Action Area. No Effect.
Vernal pool tadpole shrimp (Lepidurus packardi)	FE / _ / _	Vernal pools, swales, and ephemeral freshwater habitat.	A/HA	There are no vernal pools within the Action Area. No Effect.
BIRDS				

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

Hartweg's golden sunburst (Pseudobahia bahifolia)	T / T / 1B.1	Valley/Foothill Grassland, Cismontane Woodland, northern slopes/near vernal pools.	A/HA	No suitable habitat. None observed. No Effect.
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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
Would the project:				
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
Would the project:					
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
Would the project:				
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.

VIII. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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
Would the project:				
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.

XII. MINERAL RESOURCES		Less Than	Less Than	No
Would the project:	Potentially Significant Impact	Significant With Mitigation Incorporated	Significant Impact	Impact
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 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 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
Would the project result in:					
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
Would the project:				
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
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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
Would the project:				
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
Would the project:					
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 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 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 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 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.

XVIII. TRIBAL CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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
Would the project:				
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*.

XX. WILDFIRE		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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"/>	<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"/>	<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"/>	<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"/>	<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.

Does the project:	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.