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DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

MEETING DATE: November 5, 2026

TO: Development Review Committee

FROM: Jacob Farmer, Planner II

RE: Tentative Parcel Map "TPM-25-0005" (Bock)

REQUEST: The applicant is requesting approval of a Tentative Parcel Map to subdivide an existing 23.86-acre parcel into four (4) separate parcels for a property located in the community of Browns Valley (APN: 005-570-013).

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) adopt the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring Plan, and approve Tentative Parcel Map TPM-25-0005, subject to the findings and conditions of approval contained herein (Attachment 2).

BACKGROUND/DISCUSSION: The applicant requests approval of Tentative Parcel Map TPM-25-0005 to subdivide an approximately 23.86-acre parcel (APN 005-570-013) into four residential parcels of 5.6, 5.9, 6.1, and 6.3 acres. The site is south of Highway 20 in the community of Browns Valley, is zoned Rural Residential, 5-acre minimum (RR-5), and is designated Rural Community (RC) in the Yuba County 2030 General Plan. All parcels meet the zoning minimum requirement of 5 acres.

The property contains an 18-by-50-foot structure, several soil test pits, and a 10,000-square-foot future building envelope. Access is provided by Sandstone Lane, an existing 18.6-foot-wide paved private road, and a driveway/emergency access easement. The map establishes lot configuration and circulation only. It does not authorize grading, road construction, utilities, or residences, which would require separate County permits. The structure will be conditioned to be removed as part of the permitting process.

The site lies in the Sierra Nevada foothills and is mostly blue oak and pine woodland over non-native annual grassland. Historic placer mining left rock piles, disturbed soils, and deep man-made ephemeral swales. These swales are non-wetland Other Waters of the U.S., fed only by rainfall, and drain into adjacent gravel mining operations rather than the Yuba River. No perennial wetlands

occur on site. Surrounding uses include rural residential parcels, oak/pine woodland, and active aggregate mining.

SURROUNDING USES:

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
Subject Property	Rural Community	Rural Residential with a 5-acre minimum	Vacant (accessory barn)
North	Rural Community	Rural Residential with a 5-acre minimum	Residential
East	Rural Community	Rural Residential with a 5-acre minimum	Vacant
South	Rural Community	Extractive District	Mining
West	Rural Community	Rural Residential with a 5-acre minimum	Residential

All adjacent properties share the subject property's Rural Community (RC) General Plan designation. Properties to the north and west are zoned RR-5 and developed with rural residences, the property to the east is zoned RR-5 and vacant, and the property to the south is zoned Extractive District (ED) and used for active aggregate mining.

The proposed parcels, ranging from 5.6 to 6.3 acres, meet the RR-5 minimum lot size and match the surrounding rural residential pattern. The project would not change the area's rural character and is compatible with surrounding uses, including the mining to the south, which already borders other rural residential parcels.

GENERAL PLAN/ZONING: The project site is in unincorporated Yuba County and designated Rural Community (RC) on the 2030 General Plan Land Use Diagram. The RC designation is meant to provide rural residential opportunities with supportive services and tourism-oriented uses consistent with the General Plan and applicable community plans. Allowable uses include residential; grazing, agriculture, forestry, and other natural resource-oriented uses; local retail and commercial services; institutional, civic, and cultural uses; parks, recreation, and open space; and public facilities and infrastructure. The designation allows an overall residential density of one unit per five acres.

The proposed subdivision of the 23.86-acre parcel into four parcels ranging in size from 5.6 to 6.3 acres is consistent with the RC designation. The resulting density of about one unit per six acres is within the allowed density. The parcels will remain zoned RR-5 and support rural residential use that matches the surrounding development pattern. The project aligns with the General Plan's

policies for rural residential development within the Rural Community designation, while ensuring that infrastructure and environmental considerations are addressed through the IS/MND review process.

The project complies with the following General Plan Policies:

1. *Policy CD9.1 Foothill and mountain development projects shall be designed to preserve the existing rural character.*

   The project would subdivide a 23.86-acre parcel into four parcels ranging from 5.6 to 6.3 acres, each above the RR-5 five-acre minimum. The resulting density of about one unit per six acres matches the surrounding rural residential parcels to the north, east, and west and stays within the Rural Community density of one unit per five acres. Future development would consist of rural single-family residences served by an existing private road and set within mixed blue oak and pine woodland. The project therefore continues the low-density foothill pattern of Browns Valley and does not introduce suburban lot sizes or uses out of scale with the area.

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

   The parcel configuration reflects the site's physical constraints. Soil test pits on the tentative map show the site's capacity to support future onsite wastewater systems, and the site plan identifies a 10,000-square-foot future building envelope. A Biological Evaluation identified the woodland habitat and the ephemeral swales classified as Other Waters of the U.S., and a Cultural Resources Inventory evaluated the historic placer mining features. Circulation and fire safety are addressed through Sandstone Lane and the driveway/emergency access easement. Because soils, biology, cultural resources, circulation, and fire safety all informed the lot layout, the project is consistent with this policy.

3. *Policy NR8.1 The County will strongly discourage residential developments outside Rural Community Boundary Areas in areas adjacent to ongoing mining operations.*

   The property to the south is zoned Extractive District and supports active aggregate mining. The project site, however, is designated Rural Community, which is where the General Plan directs residential development near mining. The adjacent mining area is already bordered by rural residential parcels, so the project continues an existing land use relationship rather than pushing residential use into a resource area. To further protect the mining operations, a condition of approval would require the written notice called for in Policy NR8.2, which states that lawful adjacent mining will not be considered a nuisance.

As mentioned previously, the property is zoned RR-5. Pursuant to Chapter 11.06 of the Yuba County Development Code, the purpose of the Rural Residential (RR) zoning district is to:

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

The proposed Tentative Parcel Map is consistent with the purposes of the RR-5 zoning district. It allows very low density, large-lot single-family development by creating four parcels of 5.6 to 6.3 acres. The project preserves the area's rural residential character. No rezone or intensification of use is proposed, and the new parcels match the surrounding RR-5 parcels. Future development would consist of rural single-family residences served by the existing Sandstone Lane. The project is compatible with the aggregate mining to the south, which already borders rural residential parcels and would be further protected by the mining notice required under Policy NR8.2. Each parcel can also accommodate an onsite wastewater system, as supported by the soil test pits, without affecting neighboring properties.

ENVIRONMENTAL REVIEW: Staff have prepared an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring Plan (Attachments 4 and 5) pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15070(b)(1). In addition to the biological and cultural resource measures described below, Mitigation Measure 3.1 requires compliance with Feather River Air Quality Management District (FRAQMD) fugitive dust and construction-phase measures, and Mitigation Measure 20.1 requires a fuels management plan maintaining 100 feet of defensible space around future structures.

Marcus H. Bole & Associates prepared a Biological Resources Evaluation in June 2026. It found that, with the nesting bird measures described below, the project would not affect special-status species, wildlife, or protected habitat. No perennial wetlands occur on the site. Historic placer mining left several ephemeral swales classified as non-wetland Other Waters of the U.S. (OWUS). These swales are fed only by rainfall and drain into the adjacent gravel mining operations rather than the Yuba River. The site does provide potential nesting habitat for raptors and migratory birds, so Mitigation Measure 4.1 requires work outside the nesting season or preconstruction nesting surveys.

A Cultural Resources Inventory Survey prepared by Genesis Society in May 2026 included a records search, a negative NAHC Sacred Lands File search, and a pedestrian survey. It identified no significant historical or archaeological resources. The Yuba County Planning Department also initiated AB 52 tribal consultation with the United Auburn Indian Community (UAIC) and Enterprise Rancheria. Enterprise Rancheria did not respond within the statutory 30-day response period. UAIC responded and conducted a tribal survey of the project area on Wednesday, July 22, 2026. No archaeological or tribal cultural resources were identified during the tribal survey or in the cultural resources report. At UAIC's request, the project includes Mitigation Measure 18.1, Unanticipated/Inadvertent Discoveries of Tribal Cultural Resources. In addition, in accordance with CEQA, Mitigation Measures 5.1 through 5.3 apply inadvertent discovery conditions to the project. If cultural materials, paleontological resources, or human remains are encountered during any future ground-disturbing activity, work will stop and the appropriate evaluations and notifications will be carried out.

The environmental document was circulated for the required 30-day review period and comments received to date are listed in the Comments section of this staff report.

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

- County Staff – The Public Works Department, Environmental Health Department, Building Department, and Code Enforcement Department have reviewed the project and provided comments and/or conditions of approval that are incorporated into the attached Conditions of Approval.
- PG&E – No Impact Letter/Standard gas and electric facilities letter dated September 24, 2026
- Caltrans – No impact letter
- CAL FIRE – Road/Driveway Width, All-Weather Surface, Dead-End Access and Turnarounds, and Turnouts comments.

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

Tentative Parcel Map:

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

   The project is consistent with the 2030 General Plan's Rural Community (RC) designation, which allows rural residential development at one unit per five acres. The four parcels, ranging from 5.6 to 6.3 acres, preserve the area's rural character, have a lot layout shaped by site constraints, and place residential use near mining within a Rural Community area. This supports Policies CD9.1, CD9.8, and NR8.1. The site is not within a specific plan area. Each parcel meets the RR-5 minimum lot size and the purposes of the RR district, no rezone is proposed, and the IS/MND mitigation measures reduce potential impacts to less than significant.

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

   While no new homes are currently proposed, the 5.6- to 6.3-acre lots provide ample space for optimal site planning. Any future residences can be positioned to maximize solar orientation for energy efficiency and take advantage of prevailing breezes for natural cooling.

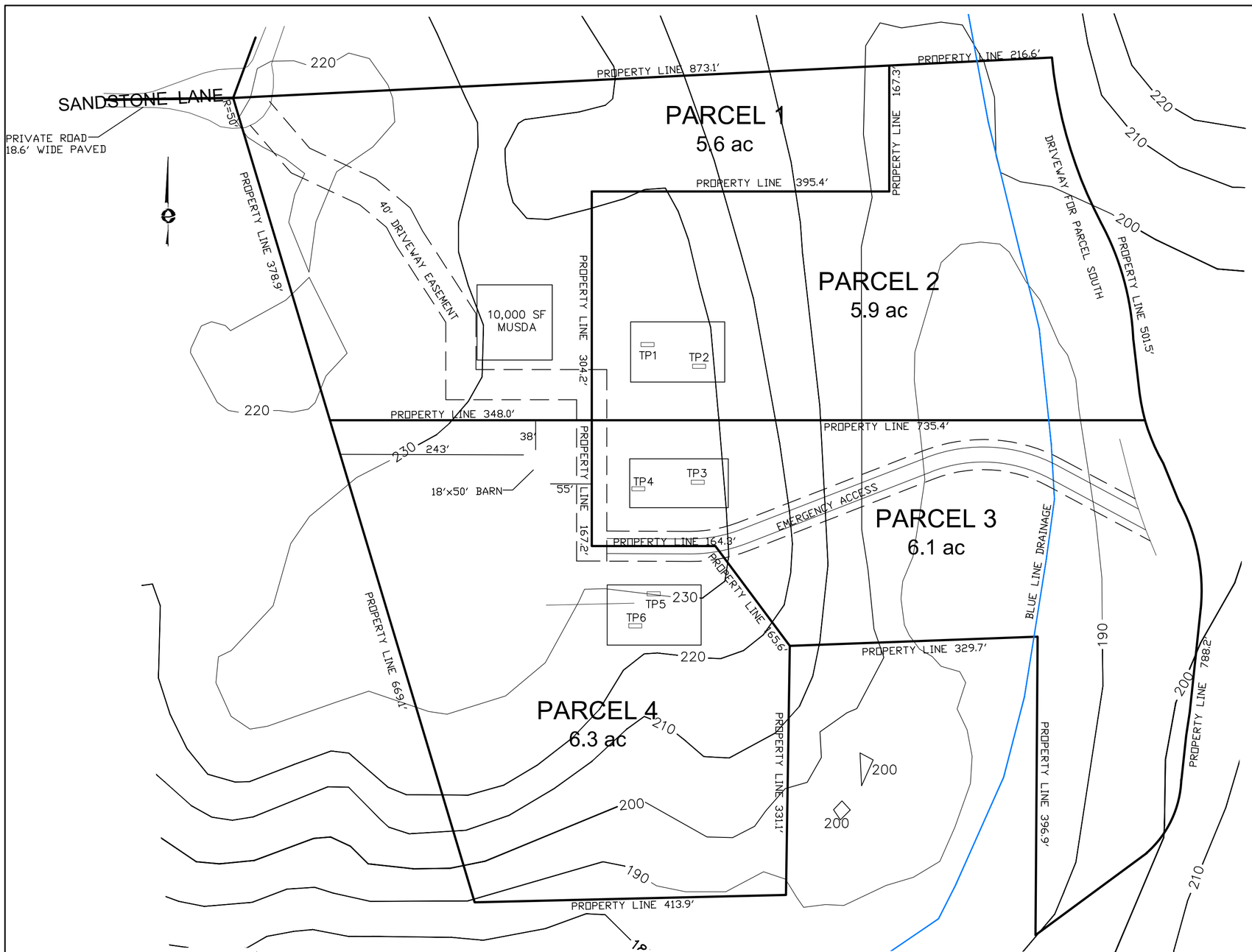
3. *Water will be available and sufficient to serve a proposed subdivision with more than 500 dwelling units in accordance with Section 66473.7 of the Subdivision Map Act.*

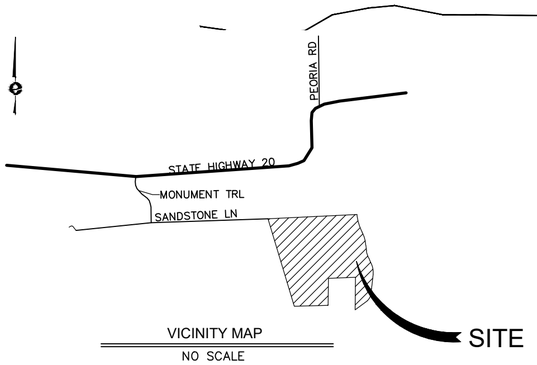
   The proposed development does not include more than 500 dwelling units.

Report Prepared By:
Jacob Farmer
Jacob Farmer
Planner II

ATTACHMENTS:

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





VICINITY MAP
NO SCALE

OWNERS:
GREG BOCK
SMARTSVILLE, CA 95977
PHONE: (650) 207-6507
EMAIL: GBOCK@BOCKCONSTRUCTION.COM

APPLICANT:
GREG BOCK
SMARTSVILLE, CA 95977
PHONE: (650) 207-6507
EMAIL: GBOCK@BOCKCONSTRUCTION.COM

ENGINEER:
EQUA ENGINEERING,
591 OBRIEN AVE
GRIDLEY, CA 95948
(530) 632-6605

SURVEYOR:
TO BE DETERMINED
(530) 632-6605

REGISTERED PROFESSIONAL ENGINEER
MONTE JOHNSON
No. C 69021
Exp. 6/30/26
CIVIL
STATE OF CALIFORNIA

GENERAL NOTES

DRAINAGE:
EXISTING: TO REMAIN AS EXISTS
PROPOSED: TO REMAIN AS EXISTS

WATER:
EXISTING: WELL
PROPOSED: PRIVATE INDIVIDUAL WELL

SEWAGE DISPOSAL:
EXISTING: INDIVIDUAL SEPTIC TANK & LEACHFIELD
PROPOSED: INDIVIDUAL SEPTIC TANK & LEACHFIELD

LOT SIZE:
PROPOSED:
PARCEL 1 5.6 ACRES
PARCEL 2 5.9 ACRES
PARCEL 3 6.1 ACRES
PARCEL 4 6.3 ACRES

LAND USE:
EXISTING: RESIDENTIAL
PROPOSED: RESIDENTIAL

ZONE:
EXISTING: RR (RESIDENTIAL)
PROPOSED: RR (RESIDENTIAL)

EXISTING A.P. NUMBER/ADDRESS:
05-570-13
BROWNS VALLEY, CA

ACREAGES:
23.86 GROSS AC. TOTAL

EQUA ENGINEERING
CONSULTANTS • ENGINEERS • CONTRACTORS
Gridley, California

NOTE:

(1) OWNER, APPLICANT, SURVEYOR AND ENGINEER TO RECEIVE ALL COMMUNICATIONS

(2) THE SECONDARY ACCESS SHALL MEET THE FIRE STANDARDS FOR THE ROADWAY ACCESS AND SHALL BE DESIGNED AND BUILT AS THE CONDITIONS OF APPROVAL FOR THE FINAL MAP.

TENTATIVE PARCEL MAP NO.

FOR GREG BOCK

ALL THAT REAL PROPERTY BEING A PORTION OF LOT 11 OF PARCEL MAP 97-11 AS RECORDED IN BOOK 70 OF MAPS, PAGE 37 YUBA COUNTY OFFICIAL RECORDS AND THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER AND LOT 1 OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 5 EAST MOUNT DIABLO BASE AND MERIDIAN, SITUATE IN THE COUNTY OF YUBA, STATE OF CALIFORNIA.

YUBA COUNTY
CALIFORNIA

MAY 27, 2025
SCALE: 1"=100'

SHEET 1 OF 1

DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE

Applicant/Owner: Gregory Bock **Case Number: TPM-25-0005**
APN: 005-570-013 **DRC Hearing Date: November 5, 2026**

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

I. After review and consideration, make a determination that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions).

II. Approve Tentative Parcel Map TPM-25-0005 subject to the conditions below, or as may be modified at the public hearing, making the findings made in the Staff Report, pursuant to County of Yuba Title XI Sections 11.40.040.

GENERAL CONDITIONS:

1) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.

2) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations, including the requirements provided by Chapter 11 of the Yuba County Development Code.

3) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County prior to filing of the Final Map.

4) Unless specifically provided otherwise herein, all references to the Final Map, Final Maps, or to the Final Subdivision Map contained herein shall also mean a map or maps prepared for recordation of each phase of development if the project is to be phased.

5) This tentative parcel map may be effectuated at the end of the ten (10) appeal period which is November 15, 2026. Tentative Parcel Map TPM-25-0005 shall be designed in substantial conformance with the approved tentative map (Attachment 1) filed with the Community Development & Services Agency and as conditioned or modified below. Minor modifications to final configuration of the Final Map may be approved by the Community Development & Services Agency Director; however, the number of parcels shall not exceed that shown on the approved tentative map.

6) The Tentative Parcel Map was approved on November 5, 2026, and shall expire 36 months from the date of approval, on November 5, 2029, unless extended pursuant to Chapter 11.40.050 of the Yuba County Development Code.

7) .

PUBLIC WORKS DEPARTMENT:

8) 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.

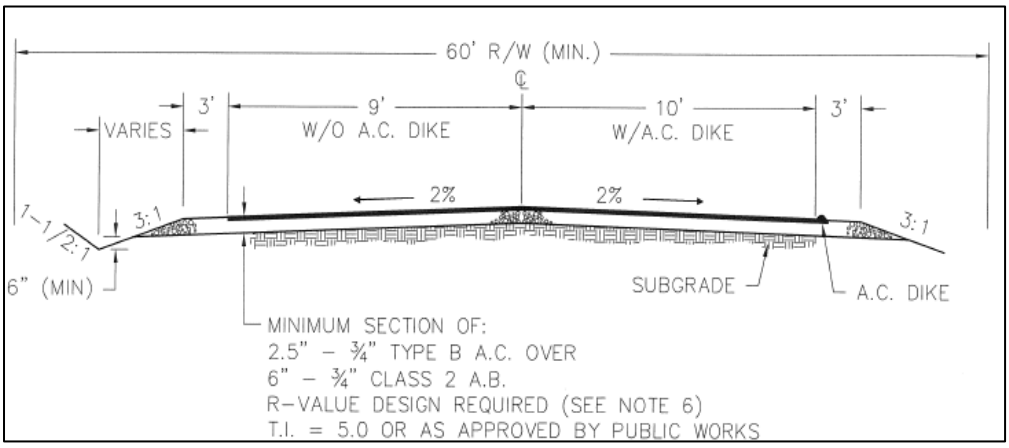
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Applicant/Owner: Gregory Bock **Case Number: TPM-25-0005**
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9) Owner shall provide either a nonexclusive easement for a Rural Local Road over a strip of land at least 60 feet in width providing access to all lots, or annotate individual driveway easements to be reserved in deeds according to Yuba County Development Code Section 11.44.080: "Rural Lot Design Guidelines", each being at least 30 feet in width per subsection "E." of said code. If the Rural Local Road option is chosen, the easement shall be positioned in such a manner as to permit construction of a roadway in compliance with the requirements of the Yuba County Improvement Standards and Public Works Standard Detail No. 121 ("Rural Local Road"). Owner shall submit a letter from a registered civil engineer stating that the position of the easement could accommodate the roadway per detail. This road shall connect to Sandstone Lane with a roadway connection in compliance with Drawing 125 of the Yuba County Standards or as approved by the Public Works Director, and shall terminate in a cul-de-sac in accordance with Standard Detail No. 126 ("Typical Rural Cul-de-Sac"). The Owner shall petition for this road to be named in accordance with Chapter 9 of Yuba County Ordinance, sections 9.70.070, et al. This access road shall also be improved to meet Rural Local Road standards prior to final building permit issuance for parcels requiring access via the road, or as approved by the Public Works Director. If the private driveway option is chosen, driveways will be planned to meet the Yuba County Standard Detail No. 127 for "Rural Driveway" and include fire-safe features as described such as minimum lane widths and turnouts, as specified. The private easements for these driveways will be annotated on the map "to be reserved in deeds" until such time that the individual parcels are transferred or sold. Each driveway will be improved in accordance with Standard Detail No. 127 and be approved by the Public Works Director prior to final building permit issuance for the first parcel requiring its use.

10) The Final Map shall clearly identify the bounds of any existing access or other easements within the property. Owner shall also dedicate an easement if it does not already exist for secondary access to the subdivision along the easterly boundary of the property encompassing the existing private access road. Such easement shall be at least 30' in width to accommodate the County standard for a Rural Driveway.

RURAL LOCAL ROAD



(Refer to Drawing No. 121 for addition notes and requirements.)

11) 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 road construction. The initial submittal shall also include the necessary calculations for all improvements and

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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 improvements, landscaping requirements (if any), and construction staking. Such approvals shall include the alignment and grades of roads and drainage facilities.

12) 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.

13) Owner's engineer shall submit a written certification to the Public Works Department that the improvements as required by the herein Conditions of Approval have been completed and have been constructed to the standards required by the Subdivision Ordinance and Standards of Yuba County or as may be approved or modified by the Public Works Department.

14) Owner shall submit a drainage plan to provide for on-site and off-site storm water drainage for the road improvement project, designed by a registered civil engineer, to the Public Works Department for review and approval, prior to any construction. Owner shall construct such approved drainage facilities in order to provide drainage from access roads and lots to acceptable natural drainage courses.

15) 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.

16) 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 http://www.swrcb.ca.gov/stormwtr/construction.html. Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as described by either the RWQCB or the State Water Regional Control Board (SWRCB). The SWPPP shall describe and identify the use of Storm Water Best Management Practices (BMP's) and must be reviewed by the Yuba County Public Works Department prior to the Department's approval of Improvement Plans or issuance of a Grading Permit for the project. See Yuba County's Stormwater Regulations for Construction Activities Procedures for details. According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and post-construction stormwater management measures for this project shall be in substantial compliance with the SWPPP.

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17) Owner shall submit an erosion and sediment control plan for road improvements, 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.

18) Any construction work within the State right-of-way shall be accomplished under an encroachment permit issued by Cal Trans.

19) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the final map.

20) Owner shall be responsible for giving 60 days notice to the appropriate public utilities, PG&E, AT&T, Comcast, etc., prior to any new construction or development of this project.

21) 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, or provide required fees for Public Works to provide said signs and markings.

22) Owner shall create and submit a road maintenance agreement that is binding on the lots of the subdivision to provide for the maintenance of the private road and/or driveways and any associated stormwater drainage facilities. Such maintenance agreement shall be approved by the County Surveyor and shall be recorded concurrently with the filing of the final map. As an alternative, on terms and conditions acceptable to Yuba County, Owner may either form a Home Owner's Association or other entity acceptable to County to provide for the maintenance of the road and drainage facilities or for any other desired functions prior to filing the final map. The following maintenance note shall also apply to this division:

> "Access to the parcels created by this division and shown hereon as a right-of-way or easement to be reserved in deeds, or as an Offer of Dedication to the County of Yuba is not to be construed to indicate that a passable roadbed exists within the limits described in said deeded instruments or Offers of Dedication. Road construction or maintenance within these limits will not be accomplished or administered by any public agency and is solely the responsibility of the abutting land owners."

23) Owner shall remove or relocate any existing fences or structures which may be impeding upon the property limits as surveyed, including but not limited to storage containers on the westerly boundary extending from the adjacent property, prior to the final map filing. Owner, heirs or assigns of this property, or portions thereof, shall remove and/or relocate any fence(s) located within dedication(s) or offer(s) of dedication required by this division or within any right(s)-of-way which lies within or are adjoining this property. Any new fences installed shall be constructed outside the limits of dedications or offer(s) of dedication required by this division, or rights-of-way.

24) Owner shall provide a concrete base or bases for the placement of a centralized mail delivery unit or units within the subdivision, or provide for mail delivery 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 street light location, traffic safety, security and consumer convenience.

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Such base(s) shall be located in a location suitable for USPS access. If applicable, 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.

25) Approximate centerlines of all perennial streams or ditches within this division shall be shown on the Tentative Map.

26) Owner shall submit a copy of the parcel map for review by the appropriate Fire Protection Authority to determine conformance with the conditions of approval and the latest California Fire Code including the uniform fire requirements. Before the parcel map can be filed with the Yuba County Recorder, a letter from the Fire Protection Authority shall be submitted to the County Surveyor which states that the Fire Safe requirements have been met and that there are no objections to filing the parcel map. Should a fire suppression system (which may include a community water supply system, wells, water storage tanks, etc.) be required by the applicable Fire Protection Authority for compliance, Owner shall provide easements as necessary for such system for the benefit of each lot within the final map.

27) 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.

28) 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.

29) Owner shall submit a current Preliminary Title Report or Subdivision Map Guarantee, in favor of Yuba County, PDF copies of the Final Map, closure 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.

30) 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).

31) 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.

32) 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.

33) 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

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YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE

Applicant/Owner: Gregory Bock **Case Number: TPM-25-0005**
APN: 005-570-013 **DRC Hearing Date: November 5, 2026**

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.

34) 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.

ENVIRONMENTAL HEALTH DEPARTMENT:

35) Owner shall submit a file map to Environmental Health showing that parcel(s) 2-4, contain the minimum useable sewage disposal area, as established by the Yuba County Sewage Disposal Ordinance, 7.07. File map shall also show the precise location of all existing sewage disposal systems, and shall clearly identify the location of all soil mantles and percolation tests. This file map shall also show contour, slope, all bodies of water (seasonal and year-round), water wells, and all existing structures. Furthermore, a 100' septic exclusion area (as measured from the seasonal high water line) shall be delineated around all rivers, streams, and ponds.

36) Owner shall submit for Environmental Health review and approval the results of soils studies for parcel(s) 2-4, conducted in accordance with the Yuba County Sewage Disposal Ordinance, Chapter 7.07.

37) All soil profiles must be witnessed by Environmental Health Department staff. Schedule soil profile appointments with Environmental Health Department staff in advance of the testing.

38) The total minimum useable sewage disposal area shall be delineated for parcel(s) 2-4, on a separate document (Yuba County Health Certificate), recorded and cross referenced to the recorded final map.

39) The design and location of wells and sewage disposal systems shall be in conformance with standards established by Yuba County Environmental Health. Each lot must be self-reliant for domestic water and sewage disposal unless public utilities are available.

40) Septic systems crossing ditches, drainages, or creeks will need to meet all Environmental Health or other agency (i.e. DFG, Army Core, etc.) requirements prior to approval.

41) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.

42) All existing trash and debris shall be removed from the subject site.

43) 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".

44) All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.

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

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

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

The following statement shall also apply to this division:

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

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

BUILDING DEPARTMENT:

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

47) 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.

48) Any utilities on site will not be allowed to cross property lines.

49) All existing unpermitted buildings and structures must obtain as-built building permits or be removed prior to final approval of conditions. See Building Department for as-built application requirements.

50) According to Google Earth aerial photos as of 7/2024, there appears to be a single wide or barn at the approximate intersection of all 4 proposed property lines. This will need to either be removed or permitted if it exists. Additionally, if the structure is still on the property it will need to be shown on the map with dimensions to proposed property lines for setback review.

CODE ENFORCEMENT DEPARTMENT:

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51) 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.

52) 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.

PLANNING DEPARTMENT:

53) Minor modifications to the final site configuration may be approved by the Community Development & Services Agency Director.

54) The subject property shall consistently remain void of excessive junk, trash & debris.

55) Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developer's/applicant's expense or as agreed by PG&E. There shall be no building of structures under or over any PG&E facilities or inside any PG&E easements that exist within the subject area.

56) Operator shall meet all requirements of the Feather River Air Quality Management District.

57) 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.

58) The applicant/owner shall satisfy the Mitigation Monitoring Plan for the project in accordance with the California Environmental Quality Act.

CAL FIRE:

59) The common access serving the proposed parcels shall comply with the applicable California State Minimum Fire Safe Regulations.

60) A driveway serving no more than four residential units shall provide a minimum 10-foot traffic lane, 14 feet of unobstructed horizontal clearance, and 13 feet 6 inches of unobstructed vertical clearance.

61) Where the common access is classified as a Road, the access shall provide a minimum of two 10-foot traffic lanes to accommodate emergency apparatus access and civilian evacuation.

62) All required roads and driveways shall be constructed and maintained with an all-weather surface capable of supporting the imposed loads of responding fire apparatus.

63) The access shall remain serviceable and unobstructed for emergency vehicle access at all times.

64) Dead-end fire apparatus access roads exceeding 150 feet in length shall be provided with an approved fire apparatus turnaround.

65) Driveways exceeding 300 feet in length shall be provided with an approved turnaround located within 50 feet of the building.

66) Each dead-end Road shall provide an approved turnaround at its terminus.

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67) Where parcels are five acres or larger, additional turnarounds shall be provided along the access at intervals not exceeding 1,320 feet, where required by the applicable State Minimum Fire Safe Regulations.

68) Approved turnouts shall be provided where required by the California State Minimum Fire Safe Regulations.

69) Where a driveway exceeds 800 feet in length, turnouts shall be provided at intervals not exceeding 400 feet.

70) Turnouts shall be located and constructed to allow emergency apparatus and civilian vehicles to safely pass during emergency response and evacuation.

BROWNS VALLEY IRRIGATION DISTRICT:

71) BVID has an irrigation pipeline that runs along the northern property line of the parcel. Please call 811 prior to any ground disturbance.

PG&E:

72) The applicant shall comply with all applicable PG&E requirements for gas and electric facilities, as outlined in the project-specific response letter dated September 24, 2026.

Yuba County CDSA

Jacob Farmer
Jacob Farmer
Planner II

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
TPM-25-0005 (Bock)

Project Title:	Tentative Parcel Map TPM-25-0005 (Bock)
Lead Agency Name and Address:	County of Yuba Planning Department 915 8th Street, Suite 123 Marysville, CA 95901
Project Location:	6274 Sandstone Lane, Browns Valley, CA 95918 Assessor Parcel Number: 005-570-013
Applicant/Owner	Gregory Bock 8089 Quartz Ln Smartsville, CA 95977
General Plan Designation(s):	Rural Community (RC)
Zoning:	Rural Residential with a 5-acre minimum (RR-5)
Contact Person:	Jacob Farmer, Planner II
Phone Number:	(530) 749-5432
Date Prepared	August 2026

Project Description

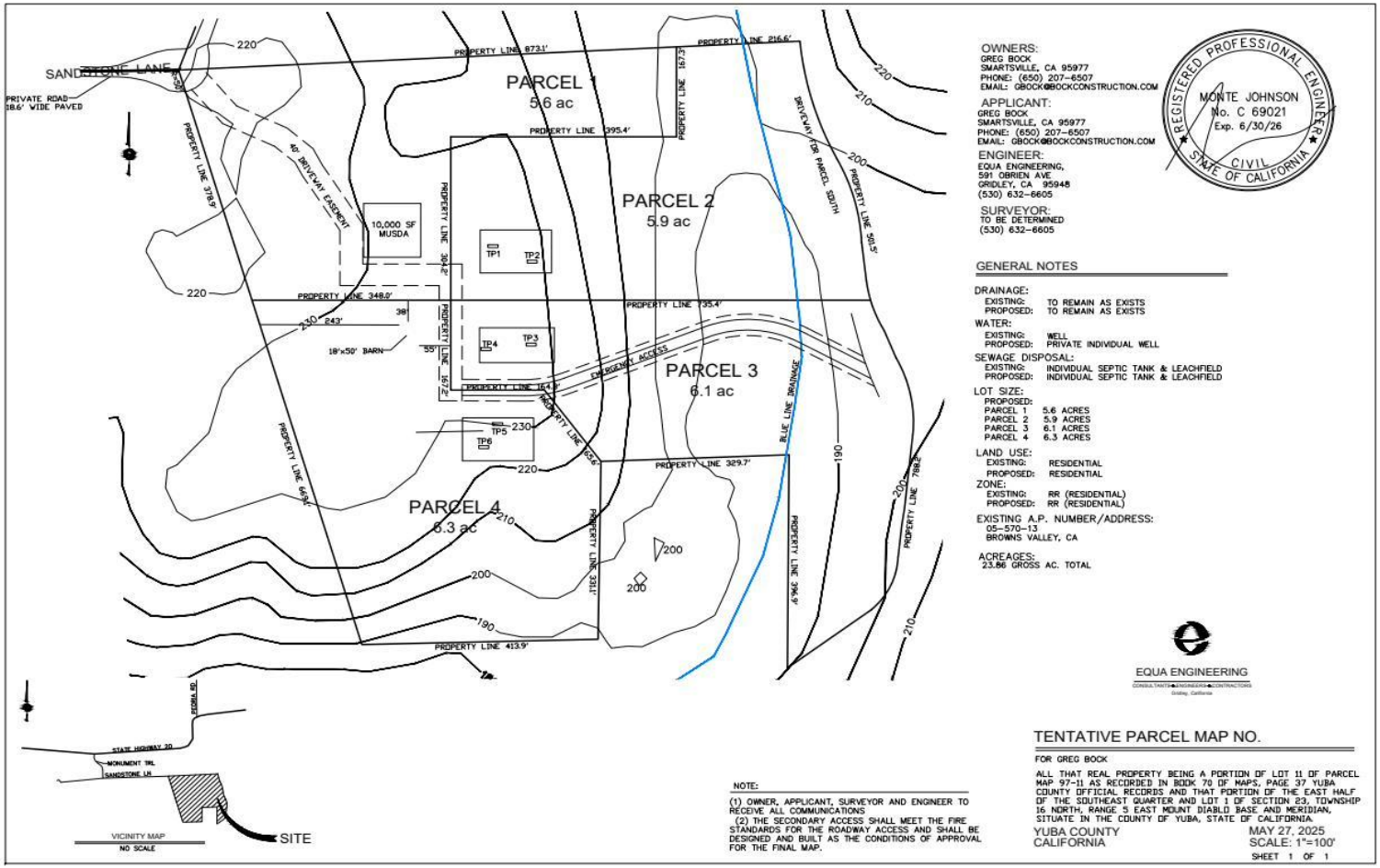
The applicant, Gregory Bock is requesting approval of a Tentative Parcel Map (TPM-25-0005) to subdivide an approximately 23.86-acre parcel into four (4) residential parcels. Parcel 1 is proposed to be 5.6 acres, Parcel 2 is proposed to be 5.9 acres, Parcel 3 is proposed to be 6.1 acres, and Parcel 4 is proposed to be 6.3 acres in size. The property is currently developed with a single 18-foot by 50-foot barn constructed in 2005, along with several soil test pit locations identified on the tentative map, and a 10,000-square-foot area identified on the site plan for a future building envelope. Access to the site is via an existing 18.6-foot-wide paved private road (Sandstone Lane) and a driveway/emergency access easement. The Tentative Map establishes the lot configuration and circulation network that would support future development consistent with the existing RR-5 zoning designation. Approval of the Tentative Map does not authorize grading, road construction, utility installation, or the construction of residences; any future development on the individual parcels would be subject to separate County permitting and review.

The project site is located south of HWY 20, within the community of Browns Valley (APN 005-570-013). The property is currently zoned Rural Residential with a 5-acre minimum (RR-5) and designated Rural Community (RC) by the Yuba County 2030 General Plan.

The project site is located in the foothills of the Sierra Nevada's and consists predominantly of mixed blue oak and pine woodland with an understory of non-native annual grassland. The property has been substantially disturbed by historic placer mining activity, which has left amorphous rock piles, churned soils, and deep man-made ephemeral swales across portions of the site. These swales are classified as non-wetland Other Waters of the U.S. (OWUS) and are hydrated by rainfall only, ultimately dissipating into the adjacent gravel mining operations rather than reaching the Yuba River. No perennial wetlands occur within the project area. The property was previously part of a larger ranch and mining landscape and is now surrounded by rural residential parcels, oak/pine woodland, and active aggregate mining.

The application was deemed complete on September 5th, 2025. 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 encompasses approximately 23.86 acres located at 6274 Sandstone Lane, south of State Route 20, in the community of Browns Valley, Yuba County, California. The property lies at the interface of the Sacramento Valley with the lower reaches of the northern Sierra Nevada foothills and is characterized by relatively flat to steeply sloping terrain. The site is designated Rural Community (RC) in the Yuba County 2030 General Plan and zoned Rural Residential with a 5-acre Minimum (RR-5).

The project site consists predominantly of mixed blue oak and pine woodland with an understory of non-native annual grassland, historically disturbed by placer mining activity. The property is characterized by one soil type, the Redding-Corning complex (3 to 8 percent slopes), and contains several ephemeral drainage swales classified as non-wetland Other Waters of the U.S. (OWUS). No perennial wetlands, riparian woodland, or fish-bearing waterways occur on-site. Surrounding land uses include rural residential parcels, oak/pine woodland, and an active gravel and sand mining operation immediately south and east of the property (Stringer Pit).

The climate of the project area is Mediterranean, with hot, dry summers and mild, rainy winters. Annual precipitation, based on data from the UC Sierra Foothill Research Extension Center in Browns Valley, generally ranges from 9 to 52 inches, with an average of approximately 28 inches occurring almost exclusively between October and May. Recorded temperature extremes in the area range from 14°F to 109°F.

Other public agencies whose approval or permits may be required include:

- Regional Water Quality Control Board
- Yuba County Building Department
- Yuba County Public Works Department
- California Department of Fish and Wildlife
- U.S. Army Corps of Engineers
- Feather River Air Quality Management District

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:

☐ Aesthetics	☐ Agriculture & Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology/Soils	☐ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation/Traffic	☒ Tribal Cultural Resources
☐ Utilities/Service Systems	☒ Wildfire	☐ 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.

8/1/2026

Planner's Signature — Date

Jacob Farmer, Planner II

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Tentative Parcel Map TPM-25-0005 (Bock), 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. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.
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) "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.
    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).
        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.
        c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document

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.

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

Discussion/Conclusion/Mitigation:

a) The project site is a wooded, previously mined foothill property in rural Yuba County. The property does not contain or adjoin any officially designated scenic vistas. The Tentative Map itself proposes no grading, road construction, or structures; it only establishes four parcel boundaries. Future development on individual parcels would be subject to County design review, including height and setback standards intended to protect visual character. The impact will result in a ***less than significant impact.***

b) The project area consists of mixed blue oak and pine woodland and non-native grassland. The site is not located along a state-designated scenic highway. While scattered oak trees occur on-site, the Tentative Map does not authorize tree removal, and Yuba County does not have a local tree preservation ordinance or policy applicable to this parcel. Any future tree removal associated with individual parcel development would occur at the discretion of the property owner in the course of standard building permit review. The impact will result in a ***less than significant impact.***

c) The proposed subdivision does not involve any physical alterations to the site. The existing rural residential character would be maintained. The impact will result in a ***less than significant impact.***

d) No construction, structures, or lighting are proposed as part of the subdivision. Future development on individual parcels would 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.

Would the project:		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?	☐	☐	☒	☐
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a) The Yuba County Important Farmland Map from 2012, prepared by the Department of Conservation's Farmland Mapping and Monitoring Program, classifies the project site as "Grazing Land" which is defined as Land on which the existing vegetation is suited to the grazing of livestock. This category is used only in California and was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. Because the site is not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, the proposed

subdivision would not result in the conversion of regulatorily significant farmland to non-agricultural use. Therefore there would be ***less than significant impact.***

b) The property is zoned RR-5 and will keep that zoning designation. The property is not under a Williamson Act contract, as Yuba County has not established a Williamson Act program. There would be ***no impact.***

c) and d) The project site is not zoned as forest land or timberland and is not subject to Timberland Production zoning. There would be ***no impact.***

e) The proposed subdivision creates four separate legal parcels that will remain zoned as RR-5, which will not involve other changes in the existing environment or result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, there would be ***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?	☐	☐	☒	☐
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?	☐	☒	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

The project site is located within the Feather River Air Quality Management District (FRAQMD). Yuba County is currently designated as non-attainment for ozone and particulate matter (PM2.5 and PM10) under the California Ambient Air Quality Standards.

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. It is expected that motor vehicle traffic, the main source of ozone precursor emissions, generated by this limited unmanned development would not substantially add to the

ozone levels to the extent that attainment of the objectives of the Air Quality Attainment Plan would not be achieved. Therefore, impacts to air quality plans would be ***less than significant***.

b) The California Air Resources Board provides information on the attainment status of counties regarding ambient air quality standards for certain pollutants, as established by the federal and/or state government. As of 2010, 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.

Under the guidelines of FRAQMD, projects are considered to have a significant impact on air quality if they reach emission levels of at least 25 pounds per day of reactive organic gases (ROG), 25 pounds per day of nitrogen oxides (NOx), and/or 80 pounds per day for PM10. ROG and NOx are ingredients for ozone.

Mitigation Measure 3.1

- Implement FRAQMD Fugitive Dust Plan
- Implement FRAQMD standard construction phase mitigation measures. (www.fraqmd.org/)

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 incorporated***.

c) Construction associated with future development is expected to generate a limited amount of PM10, mainly dust and possible burning of vegetation. Rule 3.16 of FRAQMD Regulations requires a person to take "every reasonable precaution" not to allow the emissions of dust from construction activities from being airborne beyond the property line. Reasonable precautions may include the use of water or chemicals for dust control, the application of specific materials on surfaces that can give rise to airborne dust (e.g., dirt roads, material stockpiles), or other means approved by FRAQMD. FRAQMD Regulations Rule 2.0 regulates the burning of vegetation associated with land clearing for development of single-family residences. Enforcement of these rules would reduce the amount of PM10 that would be generated by development on the project site. Additionally with mitigation measure, **MM3.1,** prior to the issuance of any grading, improvement plan, or building permit a Fugitive Dust Permit will be required to be obtained from FRAQMD. Therefore, construction related impacts to the air would be ***less than significant with mitigation incorporated***.

d) The project is not expected to create objectionable odors. The project does not propose a backup propane generator and therefore would not generate additional odors that are not already common for the area due to its rural location. Therefore, there would be ***no impact*** related to 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?	☐	☒	☐	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

A Biological Resources Evaluation was prepared by Marcus H. Bole & Associates (MHBA) in June 2026. The evaluation assessed the approximately 23.86-acre property, which consists of mixed blue oak and pine woodland with an understory of non-native annual grassland, substantially disturbed by historic placer mining. Habitat surveys, a general botanical survey, and a Waters of the U.S. determination were conducted in May 2026.

Special-Status Species

A review of the USFWS species list, CNDDB, and CNPS Inventory, together with field surveys, did not identify any special-status plant or wildlife species on-site. No suitable habitat for special-status wildlife such as valley elderberry longhorn beetle, California red-legged frog, or Giant Garter Snake was identified. However, potential nesting habitat for raptors and other avian species protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code exists within the on-site oak and pine woodland. A pair of American kestrels was observed conducting territorial displays near the project area during the May 2026 survey, though no active nest was located.

a) The proposed Tentative Map does not itself involve vegetation removal or ground disturbance; however, future construction on individual parcels (grading, road construction, and residence construction) could remove woodland habitat that supports nesting raptors and other migratory birds protected under the MBTA and California Fish and Game Code. With implementation of Mitigation Measure 4.1 below, the impact will result in a ***less than significant impact with mitigation incorporated.***

Mitigation Measure 4.1: Nesting Bird and Raptor Avoidance

Any vegetation removal or ground-disturbing activity associated with future development on the created parcels should begin during the avian non-breeding season (September 1 – February 28) to the extent feasible. If construction is to begin during the avian breeding season (March 1 – August 31), a qualified biologist shall conduct a survey for all birds protected by the MBTA and California Fish and Game Code no more than fifteen (15) days prior to the initiation of work, and shall map all active nests located within 250 feet of construction areas (500 feet for raptors). If active nests are found, no-disturbance buffer zones shall be established around each nest, as determined by the qualified biologist, and maintained until the young have fledged or the nest fails. Nests shall be monitored at least twice per week during construction. If construction activities are suspended for more than ten (10) consecutive days during the breeding season, a new survey shall be conducted prior to resuming work.

b) The project area does not contain riparian habitat. The on-site oak and pine woodland does not meet the definition of a sensitive natural community under local or regional plans. The Tentative Map does not authorize woodland removal. The impact will result in a ***less than significant impact.***

c) The Biological Resources Evaluation confirmed that the project area does not contain federally protected wetlands as defined by Section 404 of the Clean Water Act. The ephemeral swales on-site are classified as non-wetland Other Waters of the U.S. (OWUS) resulting from historic mining activity; they lack hydrophytic vegetation and hydric soils and drain only in response to rainfall, ultimately dissipating into the adjacent gravel mining operation rather than reaching the Yuba River. The Tentative Map does not propose filling or hydrological interruption of these features. Should future development on individual parcels propose to alter

these swales, a CDFW Streambed Alteration Agreement (Section 1602) may be required at that time. The impact will result in a ***less than significant impact.***

d) The project area is not located within a designated regional wildlife corridor and does not provide a significant movement pathway for native resident or migratory species; the property is bounded by existing rural residential development and active gravel mining operations. The impact will result in a ***less than significant impact***.

e) The project does not conflict with Yuba County General Plan policies or other local ordinances protecting biological resources. Any future oak tree removal associated with individual parcel development would be subject to County review at that time. The impact will result in a ***less than significant impact.***

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 **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

A Cultural Resources Inventory Survey was prepared by Genesis Society (Sean Michael Jensen, M.A.) in May 2026, including a records search at the North Central Information Center (NCIC), consultation with the Native American Heritage Commission (NAHC), and an intensive-level pedestrian survey of the approximately 23.86-acre project area.

a) Three previously recorded cultural resources are documented within the project Area of Potential Effect (APE): P-58-202 (a rock feature of unknown function recorded in 1973), P-58-311 (a segment of a historic canal recorded in 1975), and P-58-312 (historic hydraulic mining tailings recorded in 1975, previously evaluated in 1978 and found to be "completely destroyed" and not in need of mitigation). During the current pedestrian survey, P-58-202 and P-58-311 could not be relocated, likely due to prior ground disturbance from subdivision, road construction, and utility placement in the vicinity. P-58-312 was relocated and remains as previously described (amorphous rock piles and gullies from hydraulic mining); it was recommended not eligible for inclusion in the California Register of Historical Resources (CRHR) under any applicable criteria, as it does not retain sufficient integrity to convey historic significance. Because no CRHR-eligible historical resources are present, the impact will result in a ***less than significant impact.***

b) The pedestrian survey did not identify any prehistoric or unique archaeological resources within the project APE. Because the proposed Tentative Map does not itself involve ground disturbance, no direct impacts to archaeological resources are anticipated at this stage. However, future ground-disturbing activity associated with individual parcel development carries the possibility of inadvertently uncovering buried archaeological materials, particularly given the extent of historic mining disturbance on the property. With implementation of Mitigation Measure 5.1 below, the impact will result in a ***less than significant impact with mitigation incorporated.***

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 Measures 5.2 & 5.3 shall apply. With implementation of this measure, the impact will result in a ***less than significant impact with mitigation incorporated.***

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

Mitigation Measure 5.2: 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 Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

DISCUSSION/CONCLUSION/MITIGATION:

a) The proposed project is limited to a subdivision of existing land into four rural residential parcels. No construction, structures, or energy-consuming operations are proposed as part of this application. Future residences constructed on individual parcels would be required to comply with Title 24 energy-efficiency standards at the time of building permit issuance. The impact will result in a ***less than significant impact.***

b) The proposed project is limited to a subdivision of existing rural residential land. No construction, structures, lighting, irrigation systems, or energy-consuming operations are proposed as part of this application. The existing improvements on the property currently use electricity and will continue to do so under the same service arrangement. The subdivision does not conflict with any state or local plan for renewable energy or energy efficiency. There would be ***no impact.***

VII. GEOLOGY AND SOILS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

a) The Yuba County 2030 General Plan describes the potential for seismic activity potential within Yuba County as being relatively low and it is not located within a highly active fault zone. No Alquist-Priolo Earthquake Fault Zones are located within the County. The faults that are located within Yuba County are primarily inactive and consist of the Foothills Fault System, running south-southeastward near Loma Rica, Browns Valley and Smartsville. Faults within the

Foothill Fault System include Prairie Creek Fault Zone, the Spenceville Fault, and the Swain Ravine Fault. A less than significant impact from earthquakes is anticipated.

(ii) Within Yuba County, the Swain Ravine Lineament of the Foothills Fault system is considered a continuation of the Cleveland Hill Fault, the source of the 1975 Oroville earthquake. The Foothill Fault System has not yet been classified as active, and special seismic zoning was determined not to be necessary by the California Division of Mines and Geology. While special seismic zoning was not determined to be necessary, the Foothill Fault system is considered capable of seismic activity. In addition, the County may experience ground shaking from faults outside the County. Therefore, strong seismic ground shaking would result in a ***less than significant impact.***

(iii) Ground failures, such as differential compaction, seismic settlement, and liquefaction, occur mainly in areas with saturated, fine-grained soils and clays near the ground surface. The project site is characterized by the Redding-Corning soil complex (3 to 8 percent slopes), which does not present the saturated, fine-grained conditions typically associated with a high liquefaction potential. Furthermore, consistent with Yuba County 2030 General Plan Public Health & Safety policy HS 8.1, the proposed project would be constructed to meet all applicable State of California seismic building codes. Therefore, seismic-related ground failure, including liquefaction, is not anticipated, resulting in a ***less than significant impact.***

(iv) The Yuba County General Plan identifies the area as one that has a low risk for landslides, and states that grading ordinances, adopted by Yuba County and based on Appendix J of the 2016 California Building Code, serve as effective measures for dealing with landslide exposure. Hazards associated with potential seismic and landslide result in a ***less than significant impact***.

b) Construction associated with the project would loosen soils on the site, and thus increase erosion potential. The area that would be disturbed on the project site at time of construction would likely be no greater than one acre and would be below the threshold requiring a National Pollutant Discharge Elimination System (NPDES) construction permit from the Regional Water Quality Control Board (RWQCB). Also as noted in the Air Quality section, construction activities would be subject to FRAQMD Rule 3.16, which regulates fugitive dust emissions. Therefore, substantial soil erosion and loss of topsoil would be a ***less than significant impact.***

c) The property is not subject to significant hazards associated with landslides, lateral spreading, liquefaction, or collapse based on the Redding-Corning soil complex mapped on-site. The proposed subdivision does not involve groundwater pumping beyond individual domestic well use typical of rural residential parcels in the area. The impact will result in a ***less than significant 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 proposed project is limited to a legal subdivision and does not include installation of septic systems at this time; the site plan identifies individual septic tank and leach field systems as the proposed sewage disposal method for future parcels, consistent with existing use. Any future development on individual parcels would require a site-specific soils and percolation evaluation to confirm suitability for septic systems, consistent with Yuba County Environmental Health Department standards, at the time of development. The impact will result in a ***less than significant impact.***

f) The proposed subdivision does not propose or involve any ground disturbances. Although the area is not widely known for such resources, it is crucial to consider the potential for unrecorded discoveries.

Mitigation Measure 5.2 (MM 5.2) from the Cultural Section requires monitoring during excavation and halting work if fossils or unique features are found. These Mitigation Measures would minimize the risk. With these measures, impacts would be ***less than significant with mitigation measures***

VIII. GREENHOUSE GAS EMMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

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

In 2006, the California State Legislature adopted AB32, the California Global Warming Solutions Act of 2006, which aims to reduce greenhouse gas emissions in California. Greenhouse gases, as defined under AB 32, include carbon dioxide, methane, nitrous oxide, hydro-fluorocarbons, 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 AB32. The Scoping Plan identifies specific measures to reduce GHG emissions to 1990 levels by 2020, and requires ARB and other state agencies to develop and enforce regulations and other initiatives for reducing GHGs. The Scoping Plan also recommends, but does not require, an emissions reduction goal for local governments of 15% below "current" emissions to be achieved by 2020 (per Scoping Plan current is a point in time between 2005 and 2008). The Scoping Plan also recognized that Senate Bill 375 Sustainable Communities and Climate Protection Act of 2008 (SB 375) is the main action required to obtain the necessary reductions from the land use and transportation sectors in order to achieve the 2020 emissions reduction goals of AB 32.

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

Sustainable Communities Strategy (SCS) that demonstrates how the region will meet its SB 375 GHG reduction target through integrated land use, housing, and transportation planning.

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

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

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

The proposed project is limited to a subdivision and does not involve construction, grading, vehicle trip generation, or any activity that would directly or indirectly generate greenhouse gas emissions. No conflict with any applicable greenhouse gas reduction plan or policy would result. There would be ***no 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 **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

a) & b) The proposed subdivision does not involve the routine transport, use, storage, or disposal of hazardous materials, nor foreseeable upset conditions involving the release of hazardous materials. Future single-family residential development would involve only typical household quantities of hazardous materials. There would be ***no impact.***

c) The closest school to the proposed subdivision site is Browns Valley Elementary School, which is located about 1.5 miles from the project site. Given this distance, there would be no impact related to hazardous emissions or the handling of hazardous materials within one-quarter mile of an existing or proposed school. Therefore, there is ***no impact*** in this regard.

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 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) The project site is located over 16.5 miles from the Brownsville Airport and the Yuba County Airport. Therefore, the project would have ***no impact*** on public or private airstrips.

f) No interference with emergency response plans is anticipated.

g) The project site is located within a Very High State Responsibility Area (SRA) in the Sierra Nevada foothills, an area characterized by mixed oak and pine woodland with the potential for elevated wildfire risk. The Tentative Map itself does not authorize construction or introduce new occupants; however, future residential development on the four parcels would introduce new structures and residents into a wildland-intermixed setting. Compliance with applicable SRA fire safety standards, defensible space requirements, and California Building Code requirements at the time of individual parcel development would reduce this risk. With these standard requirements applied through the building permit process, and further evaluated under the Wildfire section below, the impact will result in a ***less than significant impact with mitigation measures. (Refer to section XX Wildfires)***

X. HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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:	☐	☐	☒	☐
i) Result in a substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
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	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The project site contains several ephemeral drainage swales resulting from historic placer mining, classified as non-wetland Other Waters of the U.S. (OWUS) in the June 2026 Biological Resources Evaluation. These features are hydrated by rainfall only and drain toward the adjacent gravel mining operations to the south rather than directly to the Yuba River. The site plan indicates that existing drainage patterns would remain as they currently exist.

a), and b) The project does not anticipate consuming water or interfering with ground water recharge. Furthermore, there are no water bodies that are in the immediate area that would be

affected by soil runoff caused by grading activities since no grading is anticipated as part of the project. The Yuba County Public Works Department will review and address any issues associated with grading activities. Therefore, it is anticipated that impacts to water quality, drainage patterns, subsurface water and soil erosion are anticipated to be a ***less than significant impact.***.

c) i-iv) The proposed project is limited to a subdivision of the property into four rural residential parcels and does not include grading, construction, or the installation of any impervious surfaces. The existing domestic well and individual septic system serving the on-site improvements would continue to be used. Because no new impervious surfaces or groundwater extraction are proposed, existing percolation and groundwater recharge patterns across the site would remain unchanged. Therefore, there would be a ***less than significant impact.***

d) The project site is located in the Sierra Nevada foothills and is not within a mapped flood hazard, tsunami, or seiche zone. There would be ***no impact***.

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 **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation

a) The project site is a 23.86-acre wooded, previously mined property in a rural residential area of Yuba County. No established community would be divided by the creation of four residential parcels. There would be ***no impact***.

b) The project proposes to subdivide APN 005-570-013 (±23.86 acres) into four parcels ranging from 5.6 to 6.3 acres. The property is zoned RR-5 and designated Rural Community (RC) in the Yuba County 2030 General Plan. No change of zone or general plan amendment is proposed, and the resulting parcel sizes are consistent with the RR-5 zoning district and the minimum parcel sizes contemplated under the RC General Plan designation. Because the proposed lot sizes conform to applicable zoning standards and the subdivision is consistent with the General Plan designation, the project does not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The impact will result in a ***less than significant impact.***

XII. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

a) and b) The Yuba County 2030 General Plan Geology and Soils Background Report identifies known and expected mineral resources within the County. The project site is adjacent to, but not located within, the active Stringer Pit gravel and sand mining operation to the south and east. The USGS Mineral Resources Data System lists a historic filed mining claim ("Debbie's Place," filed 1981) within the project area; however, the site is not designated as an active mineral resource recovery site on the General Plan mineral resource exhibits, and the historic placer deposits on-site have already been substantially worked out, as evidenced by the extensive mining disturbance documented in both the biological and cultural resources surveys. Converting the property to four rural residential parcels would not result in the loss of a regionally or locally important mineral resource recovery site. The impact will result in a ***less than significant impact.***

XIII. NOISE **Would the project result in:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a) through c) The proposed project is limited to a legal subdivision and does not involve construction, equipment operation, vehicle trips, or any other noise-generating activities. The existing rural residential use of the property would continue following subdivision. The project site is not located within two miles of a public airport. No new noise-sensitive land uses (e.g., residences, schools) are proposed as part of this application. There would be ***no impact.***

XIV. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a) The project does not involve the construction of homes or any infrastructure that would be required to foster population growth near the project area and there would not be an increase to the population. Therefore, there would be a ***less than significant impact*** to population growth

b) The project does not involve the removal of housing/businesses or the relocation of people who currently utilize the site and would not require the construction of replacement housing. Therefore, the project would have ***no impact*** to existing housing or the need for replacement**.**

XV. PUBLIC SERVICES **Would the project result in:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

a) through e) The proposed subdivision creates three additional residential parcels within a rural area already served by the applicable fire protection district, the Yuba County Sheriff's Office, and local school districts. Given the limited scale of the project (a net increase of three potential dwelling units), demand for fire protection, police protection, schools, parks, or other public facilities is not expected to require new or physically altered governmental facilities. The impact will result in a ***less than significant impact.***

XVI. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a) and b) The proposed project does not include the construction of any housing and would not increase the demand for parks or recreational facilities. The project also does not include the construction of any new recreational facilities. Therefore, the project would have ***no impact*** to parks or recreational facilities

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

Discussion/Conclusion/Mitigation:

a) The project is not located in an area where any plan, ordinance, or policy specifically measures the effectiveness of the performance of a circulation system, including multi-modal transportation (mass transit and non-motorized travel). As a result, the project will have ***no impact*** on circulation system performance.

b) Yuba County has not yet adopted specific VMT analysis guidelines. The project's transportation impact assessment follows the Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA, which uses metrics such as VMT per capita and per employee. Projects generating fewer than 110 trips per day are generally assumed to have less-than-significant impacts. Therefore impacts on VMT will be ***less than significant.***

c) The proposed subdivision does not involve changes to roadway design, alignment, or access; the existing 18.6-foot-wide paved private road (Sandstone Lane) and driveway/emergency access easement shown on the Tentative Map would continue to serve the property. Any design details for individual parcel driveways would be reviewed by the County at the time of building permit issuance. The impact will result in a ***less than significant impact.***

d) The Tentative Map identifies a secondary emergency access easement in addition to the primary access via Sandstone Lane, consistent with Note 2 on the site plan requiring the secondary access to meet applicable fire roadway access standards as a condition of the Final Map. With this access configuration, the impact will result in a ***less than significant impact.***

XVIII. TRIBAL CULTURAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:	☐	☒	☐	☐
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	☐	☒	☐	☐
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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

a) i)-ii) The UAIC conducted background research for the identification of Tribal Resources for this project, which included a review of pertinent literature, historic maps, and a records search using UAIC's Tribal Historic Information System (THRIS). UAIC's THRIS database is composed of UAIC's areas of oral history, ethnographic history, and places of cultural and religious significance, including UAIC's Sacred Lands that are submitted to the Native American Heritage Commission (NAHC). The THRIS resources shown in this region also include previously recorded indigenous resources identified through the California Historic Resources Information System Center (CHRIS), as well as historic resources and survey data. This background research and the associated site survey produced negative results for tribal cultural resources within the project area. However, Mitigation Measure 18.1 has been incorporated at the request of the UAIC to address any tribal cultural resources unexpectedly encountered during ground-disturbing construction activities. With this measure incorporated, the impact would be a ***less than significant impact with mitigation incorporated.***

Yuba County Planning Department requested AB-52 consultation with the United Auburn Indian Community (UAIC) along with Enterprise Rancheria, due to their request for consultation on all discretionary projects within Yuba County. The United Auburn Indian Community (UAIC) is a federally recognized Tribe comprised of both Miwok and Maidu (Nisenan) Tribal members who are traditionally and culturally affiliated with the project area. The Tribe has a deep spiritual, cultural, and physical ties to their ancestral land and are contemporary stewards of their culture

and landscapes. The Tribal community represents a continuity and endurance of their ancestors by maintaining their connection to their history and culture. It is the Tribe's goal to ensure the preservation and continuance of their cultural heritage for current and future generations.

The Enterprise Rancheria of the Estom Yumeka Maidu Tribe is a federally recognized Tribe with ancestral ties to the region and cultural affiliations with the project area. The Tribe's ancestors have lived along the Feather and Yuba Rivers since time immemorial, and the Tribe continues to preserve and maintain its cultural traditions and connection to its ancestral lands. The Tribe maintains a deep spiritual, cultural, and physical connection to its ancestral lands and continues to serve as a contemporary steward of its cultural heritage and resources. The Tribal community represents the continuity of its ancestors through the preservation and practice of traditional knowledge, customs, and cultural traditions. It is the Tribe's goal to protect, preserve, and promote its cultural heritage and resources for current and future generations. Enterprise Rancheria did not respond to AB-52 consultation.

The UAIC responded to the AB-52 consultation request on July 7th, 2026. Luz Salazar and Rene Guerrero, with the UAIC, conducted a site visit on the property with the applicant. During the site visit, the UAIC surveyed the property. From the UAIC's records, there are six known Tribal Cultural Resources (TCR), including bedrock milling sites, villages, and burial mounds, within half a mile radius of the project area. Additionally, the Yuba River is in close proximity, which is known to have TCRs. Staff has file maps on record indicating areas of cultural significance in proximity to the project area. Ground surface visibility is approximately <15%, with exposed areas primarily limited to very few rodent back dirt and ground exposure from movement. Two of the drainages had dense riparian vegetation and oversaturated with invasive species (Himalayan Blackberries). Areas with surface visibility revealed a range of yellow brown sandy clay (super compact) to a red brown loam. The native plants observed were poison oak, foothill pines, live oak, blue oak, and manzanita, all of which have cultural significance to UAIC. The survey produced negative results for TCRs.

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

The following mitigation measure has been added at the request of the UAIC:

Mitigation Measure 18.1 Unanticipated/Inadvertent Discoveries Of TCRs

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

Preservation in place is the preferred option for mitigation of TCRs under CEQA and Tribal protocols, and every effort shall be made to preserve the resources in place, including through project redesign. If adverse impacts to TCRs, unique archeology, or other cultural resources

occurs, then consultation with Tribes regarding mitigation contained in the Public Resources Code §21084.3(a) and (b) and CEQA Guidelines §15370 should occur, in order to coordinate for compensation for the impact by replacing or providing substitute resources or environments.

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

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

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

XIX. UTILITIES AND SERVICE SYSTEMS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

a) The proposed subdivision is limited to creation of four parcels. The site plan identifies each future parcel as being served by an individual private well and an individual septic tank and leach field system, consistent with the existing utility model in this rural area; no new or expanded centralized water, wastewater, or storm drainage facilities are proposed. Electric power and telecommunications service would be extended to individual parcels by the applicable utility providers at the time of development, consistent with standard rural residential service. The impact will result in a ***less than significant impact.***

b) Each parcel would be served by an individual private domestic well, as shown on the site plan. Given the limited scale of the project (a net increase of three dwelling units) and the rural residential context, individual wells are expected to provide sufficient water supply to serve the project and reasonably foreseeable future development on the four parcels during normal, dry, and multiple dry years, consistent with other rural residential wells in the vicinity. The impact will result in **a less than significant impact.**

c) The project does not propose connection to a centralized wastewater treatment provider. As identified on the site plan, individual septic tank and leach field systems are proposed for each

parcel, consistent with existing use on the property, and would be subject to Yuba County Environmental Health Department approval and site-specific soils/percolation testing at the time of development. Because no wastewater treatment provider would serve the project, there would be **no impact.**

d) Future construction and occupancy of up to four single-family residences would generate solid waste typical of low-density rural residential development. This limited increase would not exceed State or local solid waste standards or the capacity of local landfill and collection infrastructure serving Yuba County, nor would it impair the County's attainment of applicable solid waste reduction goals. The impact will result in a **less than significant impact.**

e) Solid waste generated by future development on the four parcels would be managed through existing collection and disposal services operating in compliance with applicable federal, state, and local solid waste management and reduction requirements (e.g., AB 939, SB 1383). The project itself does not conflict with or require any exception to these statutes and regulations. The impact will result in a **less than significant impact.**

XX. WILDFIRE **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☒	☐	☐
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?	☐	☒	☐	☐
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?	☐	☒	☐	☐
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?	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

a) through d) The project is located within a Very High State Responsibility Area established by CalFire. The Yuba County Building Department requires title 14 when any new construction occurs in the SRA zone. Cal Fire has been notified of the project and has provided conditions that have been incorporated into the project's conditions of approval. In addition, a Fuels Management Plan shall be required to reduce potential impacts:

Mitigation Measure 20.1 Fuels Management Plan

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

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

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially 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?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

a) The proposed project is a subdivision of an existing 23.86-acre, previously mined property into four rural residential parcels. No special-status plant or wildlife species were identified during biological surveys, though potential nesting habitat exists for raptors and other migratory birds within the on-site oak and pine woodland. With implementation of **Mitigation Measure 4.1**, impacts to nesting birds are expected to be avoided or minimized. No CRHR-eligible historical resources or unique archaeological resources were identified within the project area; **Mitigation Measures 5.1** through **5.3** ensure appropriate response to any inadvertent discovery of archaeological, paleontological, or human remains. Consultation with the NAHC returned negative results for sacred lands, and AB 52 tribal consultation will be completed by the Lead Agency, with no tribal cultural resources currently identified. With these mitigation measures incorporated, the impact will result in a ***less than significant impact with mitigation incorporated.***

b) The proposed subdivision is limited in scope, creating three additional residential parcels in an area of existing rural residential and mining land uses. This limited increase in density is not anticipated to result in cumulatively considerable environmental effects when considered together with other rural residential development and mining activity in the vicinity. The impact will result in a ***less than significant impact.***

c) Due to the nature and size of the proposed project, no substantial adverse effects on humans are expected. The project would not emit substantial amounts of air pollutants, including hazardous materials. The project would not expose residents to flooding. One potential human health effects identified as a result of project implementation were minor construction-related impacts, mainly dust that could affect the few scattered residences near the project site. These effects are temporary in nature and subject to Feather River Air Quality Management District's Standard Mitigation Measures, see **MM3.1** that would reduce these emissions to a level that would not be considered a significant impact. Another potential human health effect is the property's location within a Very High State Responsibility Area, see **MM20.1**. Therefore, the project is considered to have ***a less than significant impact with mitigation***.

REFERENCES

- Marcus H. Bole & Associates (Marcus H. Bole, M.S., Wildlife Biologist; Charlene J. Bole, M.S., Ornithologist). Biological Resources Evaluation, Sandstone Project, Yuba County. APN #005-570-013 (±23.86 acres), MHBA File 1108-2025-4030. June 2, 2026.
- Genesis Society (Sean Michael Jensen, M.A.). Cultural Resources Inventory Survey, Sandstone Subdivision Project, circa 23.86-acres, Yuba County, California. May 25, 2026.
- EQUA Engineering Consultants. Tentative Parcel Map for Greg Bock, Yuba County, California. May 27, 2025.
- California Department of Fish and Wildlife (CDFW). California Natural Diversity Database (CNDDB). 2025–2026.
- U.S. Fish and Wildlife Service (USFWS). Information for Planning and Consultation (IPaC), Sacramento Office species list. 2025–2026.
- California Native Plant Society (CNPS). Inventory of Rare and Endangered Plants of California. Accessed 2025–2026.
- California Department of Conservation. Farmland Mapping and Monitoring Program (FMMP). Important Farmland Map, Yuba County. Current edition.
- U.S. Geological Survey (USGS). 7.5-Minute Topographic Quadrangle, Smartville, CA.
- Native American Heritage Commission (NAHC). Sacred Lands File search response. April 17, 2026.
- Yuba County 2030 General Plan. County of Yuba Planning Department.
- California Environmental Quality Act (CEQA) Guidelines, California Code of Regulations, Title 14, Division 6.
- Federal Emergency Management Agency (FEMA). Flood Insurance Rate Map (FIRM), Yuba County, California.

MITIGATION MONITORING PLAN
TPM-25-0005 (BOCK)

MM 3.1 FRAQMD: • Implement FRAQMD Fugitive Dust Plan • Implement FRAQMD standard construction phase mitigation measures. (www.fraqmd.org/)		
Timing/Implementation *Prior to the issuance of any grading, improvement plan, or building permit.*	**Enforcement/Monitoring** Yuba County Public Works Department	
Performance Criteria Permit verification, or clearance documentation, from FRAQMD	**Verification Cost** N/A	
		Date Complete (If applicable)

MM 4.1 Nesting Bird and Raptor Avoidance • Any vegetation removal or ground-disturbing activity associated with future development on the created parcels should begin during the avian non-breeding season (September 1 – February 28) to the extent feasible. If construction is to begin during the avian breeding season (March 1 – August 31), a qualified biologist shall conduct a survey for all birds protected by the MBTA and California Fish and Game Code no more than fifteen (15) days prior to the initiation of work, and shall map all active nests located within 250 feet of construction areas (500 feet for raptors). If active nests are found, no-disturbance buffer zones shall be established around each nest, as determined by the qualified biologist, and maintained until the young have fledged or the nest fails. Nests shall be monitored at least twice per week during construction. If construction activities are suspended for more than ten (10) consecutive days during the breeding season, a new survey shall be conducted prior to resuming work.	
Timing/Implementation *Prior to the start of, and during, any future ground-disturbing or vegetation-removal activities on the created parcels, particularly those proposed during the avian breeding season (March 1 – August 31).*	**Enforcement/Monitoring** Yuba County Planning Department
Performance Criteria N/A	**Verification Cost** N/A

		Date Complete (If applicable)

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 until a qualified archaeologist evaluates the discovery. If human remains are discovered, the provisions of Mitigation Measures 5.2 & 5.3 shall apply.

Timing/Implementation *Prior to the start of, and during, any future ground-disturbing activities.*	**Enforcement/Monitoring** Yuba County Planning Department	
Performance Criteria N/A	**Verification Cost** N/A	
		Date Complete (If applicable)

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.

Timing/Implementation *Prior to the start of, and during, any future ground-disturbing activities.*	**Enforcement/Monitoring** Yuba County Planning Department
Performance Criteria N/A	**Verification Cost** N/A

		Date Complete (If applicable)

MM 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.		
Timing/Implementation *Prior to the start of, and during, any future ground-disturbing activities.*	**Enforcement/Monitoring** Yuba County Planning Department	
Performance Criteria N/A	**Verification Cost** N/A	
		Date Complete (If applicable)

MM 18.1 Unanticipated/Inadvertent Discoveries of TCRs

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

Timing/Implementation *Prior to the start of, and during, any future ground-disturbing construction activities.*	**Enforcement/Monitoring** Yuba County Planning Department	
Performance Criteria N/A	**Verification Cost** N/A	
		Date Complete (If applicable)

MM 20.1 Fuels Management Plan

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

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

Timing/Implementation	**Enforcement/Monitoring**
Prior to final occupancy of any new construction created on this map.	Yuba County Building Department / CAL FIRE

MITIGATION MONITORING PLAN
TPM-25-0005 (BOCK)

Performance Criteria N/A	**Verification Cost** N/A	
		Date Complete (If applicable)

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

6111 Bollinger Canyon Road 3370A
San Ramon, CA 94583

November 3, 2025

County of Yuba
C/O: Jacob Farmer
915 8th St.
Marysville, CA 95901

RE: TPM-25-0005 Bock

Dear County of Yuba,

Thank you for providing PG&E with the opportunity to review your proposed plans for the development project indicated in the subject line. Our review indicates your proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

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

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

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

If you have any questions regarding our response, please contact the PG&E Plan Review Team at (877) 259-8314 or pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

September 24, 2025

Jacob Farmer
Planner I
915 8th Street, Suite 123
Marysville, CA 95901

Ref: Gas and Electric Transmission and Distribution

Dear Jacob Farmer,

Thank you for submitting the **TPM-25-0005 Bock** project plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en/account/service-requests/building-and-renovation.html.

2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.

3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Pacific Gas and Electric Company

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

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wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [24/2 + 24 + 36/2 = 54] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line ‘kicker blocks’, storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E’s ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4’) in height at maturity may be planted within the easement area.

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11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

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Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING."**

2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.

3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&'s facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.

4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.

5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.

6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.

7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

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8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (https://www.dir.ca.gov/Title8/sb5g2.html), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.