



# *County of Yuba*

## **Community Development & Services Agency**

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### **Planning Department**

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### **DEVELOPMENT REVIEW COMMITTEE STAFF REPORT**

**MEETING DATE:** May 05, 2022

**TO:** DEVELOPMENT REVIEW COMMITTEE

**FROM:** Vanessa Franken, Planner II

**RE:** TENTATIVE PARCEL MAP TPM 2021-0007 (Velasco)

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**REQUEST:** The applicant is requesting approval of a tentative parcel map to create two parcels from a 20 acre property located at 4075 Monarch Trail Drive in the community of Camp Far West. Proposed parcels one & two will be 10 acres in size (Attachment 1). The project site is identified as Assessor's Parcel Number 015-800-008. The property is zoned as Rural Residential, with a ten acre minimum lot size (RR-10) and is designated on the General Plan Land Use Diagram as Rural Community.

**RECOMMENDATION:** Staff recommends that the Development Review Committee (DRC) adopt the Initial Study/Mitigated Declaration (Attachment 3) pursuant to California Environmental Quality Act (CEQA) and approve Tentative Parcel Map (TPM) 2021-0007 subject to making the necessary findings and the conditions of approval contained herein (Attachment 2).

**BACKGROUND/DISCUSSION:** The project consists of a tentative parcel map that would create two ten (10) acre parcels from a 20-acre property. The project site is located outside of the County's Valley Growth Boundary (VGB). The project site is located at 4075 Monarch Trail Drive in the community of Camp Far West. The 2030 General Plan designates the land use as Rural Community and the zoning is Rural Residential, with a ten-acre minimum lot size (RR-10). Access to the proposed parcels would be from Monarch Trail, which is a private gravel road that is not County maintained. Monarch Trail stems from the County maintained road of Camp Far West Road. Other entitlements processed with this map application includes an Administrative Use Permit & a waiver for deviation from the standard lot depth ratio as stated within the Yuba County Development Code. Specifics of these entitlements are discussed below.

The subject project site is substantially vacant with the exception of a ramada covering, a fifth-wheel under the mentioned armada & an accessory structure used as a workshop. The workshop

is a 400 square foot accessory structure & is located on Parcel 1. The accessory structure is used to house agricultural tools & other property maintenance equipment. The project applicant has approval of an Administrative Use permit to allow the accessory structure on the property without accompaniment of a primary residence or primary use. Also located on Parcel 1 is the armada, fifth-wheel & a well. The armada is conditioned to be removed or permitted with a primary use. The fifth-wheel on site is not used for camping & is conditioned to be removed from the property prior to map recordation. If a primary use for the property has been verified prior to the recordation of the parcel map, the fifth-wheel could stay as an accessory. The fifth-wheel may not be used as a residence. A well and septic system would be required for each parcel to sustain any residences. Any potential future development on proposed parcels 1 & 2 would be required to meet all Yuba County Development Code and Environmental Health and septic standards. Approval of the proposed tentative map would permit single-family residences to be built on parcels 1 & 2 in accordance with the current zoning.

The proposed project is also subject to *Countywide Lot & Site Design Standards*. One standard that the proposed project deviates from is section 11.44.020(E), which states: “For lots less than 330 feet wide (average), the depth of the lot shall not be greater than three times the average width of the parcel. Nor shall such width be greater than such depth unless required for a purpose inherent with the proposed use of the lot, or physical conditions exist warranting such”. The proposed map (Attachment 1) shows parcels 1 & 2 with interior property lines measured at 1,400± feet in length, rear property lines at 325± feet in width & front property lines measured at 296± feet in width. The proposed lot depth is more than three times the average width of 330 feet. As stated in the waiver justification letter (Attachment 2), the subject map was designed as proposed to ensure newly created parcels could have private access into each respective parcel & avoid the need for an easement or for individuals to travel through one another’s property. Per section 11.44.110, *Waiver of Subdivision Standards*, a subdivision standard may be waived by the hearing body, should the alternative design substantially conform to applicable standards. It is supported by Planning staff that the deviation of lot depth ratio & overall design of the map would be beneficial to the applicant & would still meet the overall design intentions of a subdivision. Per 11.44.110(C), it is required that the hearing body approve the modification with the specific findings necessary:

- A. *The waiver or modification is necessary due to the physical characteristics of the property, irregular property boundaries or other unusual circumstance. Or the waiver or modification will allow for the protection of natural &/or cultural resources.*

The middle portion of the subject property is intersected by Grasshopper Slough. Approving the map as designed may avoid future development or roads needing to cross through the slough area.

- B. *There are no alternatives to the requested waiver or modification that could provide an equivalent level of benefit to the applicant with less potential detriment to surrounding owners & occupants to the general public.*

There are no alternatives to the waiver request, while also maintaining respect to the overall standards of subdivision design, with how the property dimensions are situated currently.

- C. *The granting of the requested waiver or modification would not be detrimental to the health or safety of the public or occupants of the property or result in a change in land use or density that would be inconsistent with the requirements of the Yuba County Code.*

The approval of the requested waiver would not be detrimental to health or safety aspects of any future occupants. Approval of the waiver ensures that proposed parcels 1 & 2 each have their own private & individual points of access. Staff recommends that the Development Review Committee adopt the noted findings and approve the request for the waiver.

The proposed parcels are consistent with the 2030 General Plan *Rural Community* land use designation and the *Rural Residential*, with a minimum of 10 acre parcel size (RR-10), zoning district as both parcels are proposed to be 10 acres in size. Additionally, the proposed parcels are large enough to meet the 30 foot State Responsibility Area setback requirements for any future development.

**SURROUNDING USES:**

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

Surrounding properties range in size from 20 acres to 5± acres in size. The surrounding area is considered a Rural Community, adjacent properties are all zoned as *Rural Residential*, with a minimum of 10 acre parcel size (RR-10). The surrounding properties are shown on the General Plan Land Use Diagram as having a General Plan designation of Rural Community.

**GENERAL PLAN/ZONING:** The project site is located in the unincorporated area of Yuba County and is designated as *Rural Community* on the 2030 General Plan Land Use diagram. The *Rural Community* land use classification is intended to provide rural residential opportunities with supportive services & tourism oriented uses consistent with the General Plan & community plans. Appropriate uses for this classification include, but are not limited to; residential use, grazing, agricultural use, local retail & commercial services, & other types of open space-oriented uses & public infrastructure. The project complies with the following General Plan Policies:

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

The proposed project is located on a 20 acre parcel & proposes to create two (2) parcels that meet the acreage requirement for its respective zone. The creation of two (2) parcels promotes infill & development of an otherwise underutilized property.

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

The proposed parcels will maintain the rural nature of the site because it complies with the minimum lot size and will not disturb existing biological and cultural resources.

3. *Policy CD9.2 Rural development should be located and designed to preserve and provide buffers around native oak trees and other healthy and attractive native vegetation, cultural resources, biological features, mineral deposits, active agricultural operations, unique landforms, historic structures and landscapes, and other natural resources.*

A Mitigated Negative Declaration and a Mitigation Monitoring Plan was prepared to preserve the all potential environmental resources on the proposed parcels. Approval of the requested waiver also supports the current map design, which avoids the need for a potential road or driveway to travel through/over Grass Hopper Slough if access to the rear of the subject site was needed.

In relation to zoning, the property is zoned as *Rural Residential*, with a minimum of 10 acre parcel size (RR-10). Pursuant to Chapter 11.06 *Rural Community Districts* of the Yuba County Development Code, the purpose of the *Rural Residential* zoning district is to allow appropriate low density/large lot single-family homes while preserving the character of existing rural residential areas & ensuring future development is compatible with the surrounding community. All proposed parcels from this tentative map are consistent and meet the intent of the general plan land use designation & “RR-10” zoning designation.

ENVIRONMENTAL REVIEW: Staff has prepared an Initial Study/Mitigated Declaration for the project and subsequent Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) Section 15070, (b) (1). This study discusses and provides mitigation for the following impacts on: Air Quality (construction dust mitigation), Biological Resources (water way avoidance), Cultural and Tribal Cultural Resources (setbacks from existing tribal cultural and historical resources and protection over inadvertent discovery of human remains and cultural material), Hazards and Hazardous Materials (fire safety), Hydrology and Water Quality (NPDES and SWPP).

On August 11, 2021 the County contacted the United Auburn Indian Community (UAIC) by sending formal notification and information for Assembly Bill 52 (AB 52). Consistent with the UAIC request, all relevant project information documents were provided for review. The UAIC responded on September 14, 2021 stating no further action was needed for the project. Per their

comment letter, the UAIC requested a mitigation measure to address avoidance and preservation to (tribal) cultural resources:

1. *If any suspected TCRs are discovered 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 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.*

The UAIC provided the above standard mitigation measure for the project. The mitigation measure is incorporated into the conditions of approval for the subject map, as well as the Mitigated Negative Declaration. The initial study was distributed for a period of 20 days. No comments were received.

COMMENTS: Planning staff has received the following comment letters during the early consultation process (Attachment 5):

- County Staff – The Public Works Department, Environmental Health Department, and Building Department have reviewed the project and provided comments and/or conditions of approval that are incorporated into the attached Conditions of Approval.
- United Auburn Indian Community – Comment letter with mitigation measures.

FINDINGS: The necessary environmental review and tentative parcel map findings are contained in (Attachment 3) to this report.

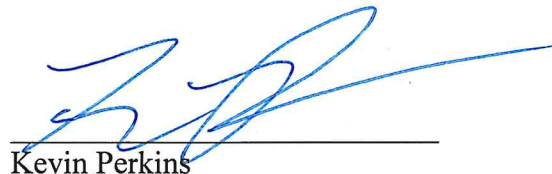
Report Prepared By:

Reviewed by:

*Vanessa Franken*

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Vanessa Franken  
Planner II

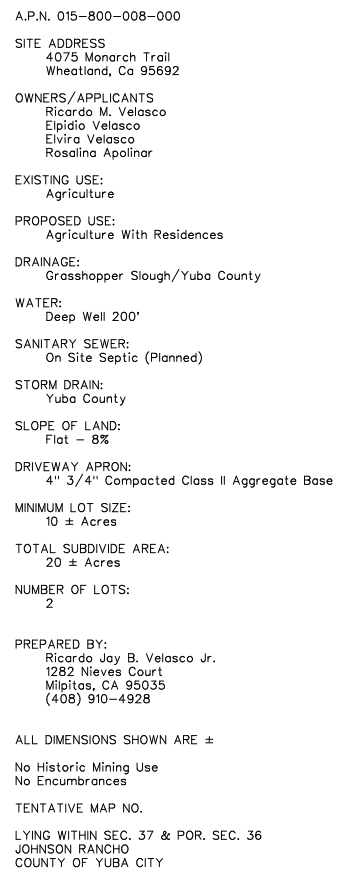
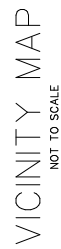


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Kevin Perkins  
Assistant CDSA Director

ATTACHMENTS:

1. Site Map
2. Waiver Justification Letter
3. Mitigated Negative Declaration
4. Mitigated Monitoring Plan
5. Conditions of Approval
6. Comment Letters



Sheet No.	TENTATIVE PARCEL MAP			REVISIONS	DATE
1 of 1	FOR THE VELASCO FAMILY				
	Job No. 2020-001 Date: Aug. 30, 2021				

**From:** [Jay Velasco](#)  
**To:** [Franken, Vanessa](#)  
**Subject:** Re: TPM2021-0007  
**Date:** Tuesday, October 26, 2021 12:41:03 PM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)

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Hi Vanessa,

Thanks again for your assistance and apologies for the delayed response.

The reason why the landowners of 4075 Monarch Trail would like to subdivide as per the proposal are as follows:

- Homesite - Having a home built at the highest elevation of the property is preferred. This removes the possibility of flood damage from having the homes at the lower elevation.
- Access - Access to both properties would be from the main road, Monarch Trail Drive. This removes the need to spend additional capital to build a road to access the parcel on the back half. This also prevents 14k sqft. of land from being wasted due to building of said access road.
- Privacy - Owners would like to have their own private entrance from the main road Monarch Trail Drive.
- Fair Valuation - The resulting parcels should be equal in land features containing both high and low elevations.

The purpose of submitting this waiver is to allow the property to be divided in such a way that would allow the two parcels to be conducive to equal development options.

I hope these reasons will satisfy the waiver requirements.

Please do let me know if you have any questions at all. Thank you!


Best Regards,  
Jay Velasco

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**From:** Franken, Vanessa <vfranken@CO.YUBA.CA.US>  
**Sent:** Tuesday, October 12, 2021 1:36 PM  
**To:** Jay Velasco <jay.velasco@hotmail.com>  
**Subject:** RE: TPM2021-0007

Hey!

Awesome, we already had the waiver paid for. I live by project notes (can you tell?). I do need one additional item from you to consider this map complete to process. What I need from you is an email stating the justification for the waiver, below is a snip from the code that states when/where waivers may be granted & for qualifying justifications. Let me know if you have any questions.

	<b>INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION TPM 2021-0007 (Velasco)</b>
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**Project Title:** Tentative Parcel Map TPM 2021-0007 (Velasco)

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

**Project Location:** Assessor's Parcel Number: 015-800-008

**Applicant/Owner:** Ricardo M. Velasco  
4075 Monarch Trail  
Wheatland, CA 95692

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

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

**Contact Person:** Vanessa Franken, Planner II

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

**Date Prepared** March 2022

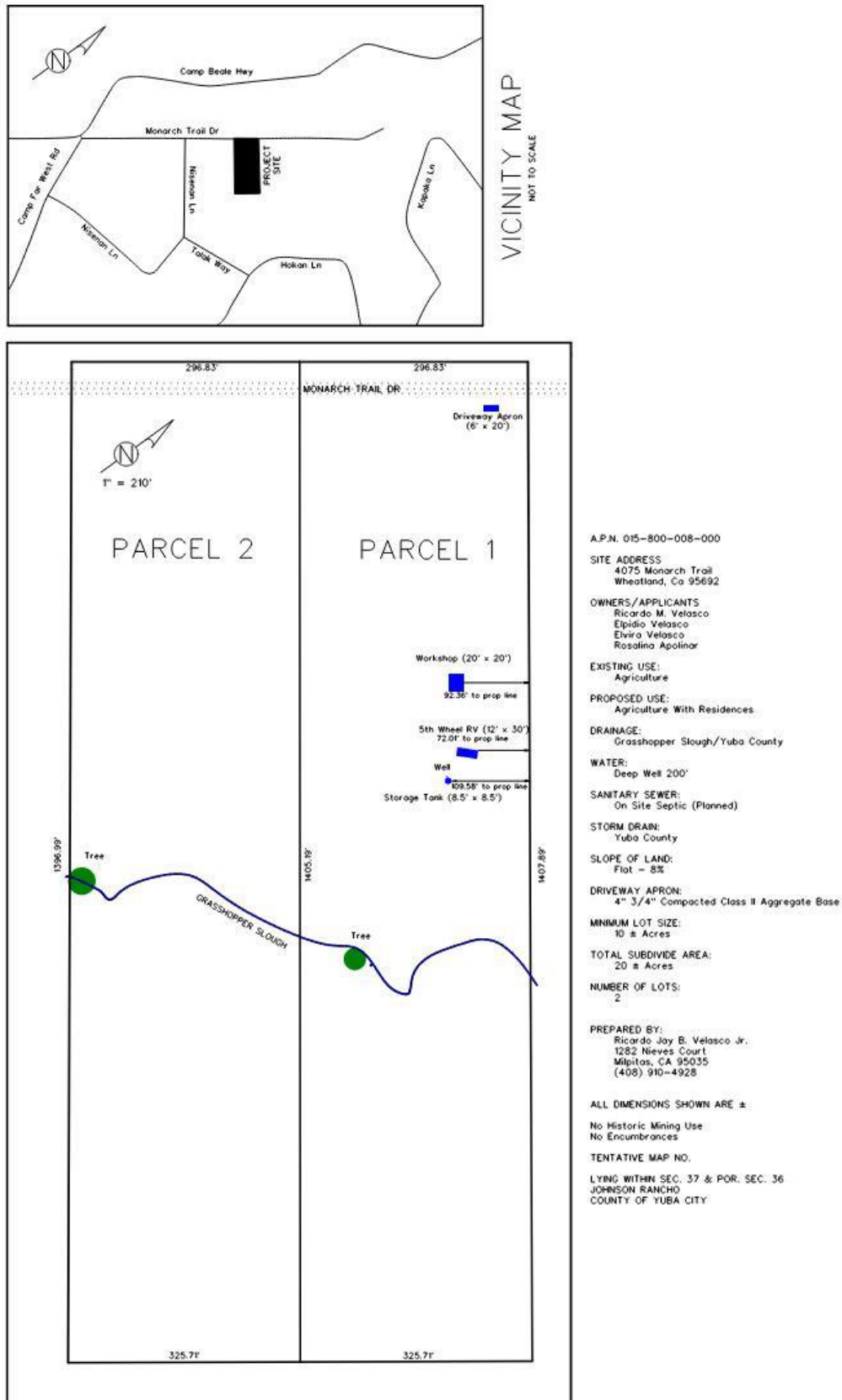
### Project Description

The project consists of a tentative parcel map that would create two parcels from a twenty (20) acre property. The proposed parcels are to be approximately twenty (20) acres in size each; with Parcel 1 proposed to be 20+/- acres in size & Parcel 2 proposed to be 20+/- acres in size. The project site is located along the eastern side of Monarch Trail, within the community of Camp Far West. The project location is roughly eight (8) miles east of the city of Wheatland & the State Highway 65. The 2030 General Plan designates the land use as Rural Community and the zoning is "RR-10" Rural Residential (10 acre minimum lot size). The intention of the proposed parcels is to accommodate a residence on each.

Wells and septic systems would be required to be constructed on each parcel for all future water and wastewater needs. Access to the project site is located off Monarch Trail, which connects to the intersection shared between Spenceville Road & Camp Far West Road. Monarch Trail is a private gravel road.



Figure 1. Site Plan



## Environmental Setting

The project area is located along the valley floor of Northern California. The project area is located roughly 50± miles north of the city of Sacramento. The city of Wheatland is north of Sacramento, along State Highway 65. Within Yuba County is the community of Camp Far West, which is roughly 5± east of the city of Wheatland; Camp Far West is the community where the project location falls within. A majority of the surrounding community area consists of rolling hills with primarily mixed/blue oak woodlands & native grasslands used for grazing cattle. Approximately one mile south of the Camp Far West community is the man made reservoir of Camp Far West Lake. A few miles north of Camp Far West is the military Beale Air Force Base & air craft landing area. The immediate surroundings of the project site is a rural & agricultural homestead cluster of parcels. Surrounding parcels range in five (5) to forty (40) acres in size; a majority of which are developed with single family residences & simultaneously used for crop production or cattle grazing. There are no features within the project area that classify as Waters of the U.S. (WOUS). WOUS are defined as seasonal or perennial water bodies, including lakes, stream channels, ephemeral and intermittent drainages, ponds, and other surface water features, that exhibit an ordinary high-water mark and show positive indicators for the three wetland parameters (hydrophytic vegetation, hydric soil, and wetland hydrology) (USACE 2008). The Camp Far West area has a Mediterranean climate characterized by hot, dry summers and mild, rainy winters. Data collected at a weather station located in the Camp Far West area (at the UC Sierra Foothill Research Extension Center and operated by USDA) shows that annual precipitation generally ranges from 9 to 52 inches. Average annual precipitation is 28 inches.

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

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

## Environmental Factors Potentially Affected:

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

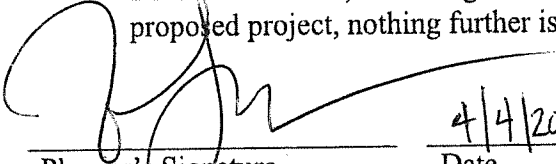
<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture & Forestry Resources	<input checked="" type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Energy
<input type="checkbox"/> Geology/Soils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

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

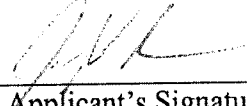
On the basis of this initial evaluation:

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

  
\_\_\_\_\_  
Planner's Signature  
Vanessa Franken, Planner II

\_\_\_\_\_  
Date

4/4/2022

  
\_\_\_\_\_  
Applicant's Signature  
Ricardo Velasco

\_\_\_\_\_  
Date

4/4/22

## 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 2021-0007 (Velasco), as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Mitigated Negative Declaration.

## EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

## INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

### Discussion/Conclusion/Mitigation:

a), b), and c) The project area consists of rolling hills, seasonal and sparse native oak trees. Currently, the property is undeveloped; given the large parcel sizes being proposed, scenic vistas and view will not be degraded through the proposal of a newly created parcel nor the intended future development of single family residences. Additionally, there are no listed scenic highways, historic buildings, or vistas in the area. Therefore, there would be a ***less than significant impact*** on scenic vistas.

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

## II. AGRICULTURE AND FORESTRY RESOURCES

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

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

### Discussion/Conclusion/Mitigation:

a) The Yuba County Important Farmland Map from 2016, prepared by the Department of Conservation's Farmland Mapping and Monitoring Program, classifies the project site as "Grazing Land" which is defined as land which the existing vegetation is suited to the grazing of livestock. The property is not used for grazing and there will be no conversion of any protected agricultural lands such as Prime Farmland or Statewide Importance. Therefore, ***no impact*** to agricultural lands is anticipated.

b) The property is zoned Rural Residential, which allows for both residential and agricultural uses. In addition, there is no Williamson Act contract for the subject property. The project would result in ***no impact*** to Williamson Act contracts or existing agricultural uses.

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

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



**III. AIR QUALITY**

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

<b>Would the project:</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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

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

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

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

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 emissions. FRAQMD has also established a significance threshold of 130 single-family homes, which is the number estimated to generate emissions of 25 pounds per day of ROG and 25 pounds per day of NOx. For PM10, it is estimated by FRAQMD that 4,000 homes must be built in order to reach the 80 pounds per day threshold. The proposed subdivision is well below the FRAQMD thresholds. However, FRAQMD does recommend the following construction phase Standard Mitigation Measures for projects that do not exceed district operational standards:

### **Mitigation Measure 3.1      FRAQMD**

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

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

c) As previously noted, the project consists of a tentative parcel map that would allow the creation of two rural residential properties. Therefore, the project would not exceed the thresholds for ROG and NOx, which have been equated with the construction of 130 single-family homes. The project also would not exceed the 80 pounds per day threshold for PM10, as that would require approximately 4,000 homes. The project is not expected to generate a significant quantity of air pollutant emissions.

Construction associated with future development is expected to generate a limited amount of PM10, mainly dust and possible burning of vegetation. Rule 3.16 of FRAQMD Regulations requires a person to take “every reasonable precaution” not to allow the emissions of dust from construction activities from being airborne beyond the property line. Reasonable precautions may include the use of water or chemicals for dust control, the application of specific materials

on surfaces that can give rise to airborne dust (e.g., dirt roads, material stockpiles), or other means approved by FRAQMD. FRAQMD Regulations Rule 2.0 regulates the burning of vegetation associated with land clearing for development of single-family residences. Enforcement of these rules would reduce the amount of PM10 that would be generated by residential development on the project site. 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*.

d) The proposed subdivision is located in an area of agricultural and rural residential development with an allowable density of one dwelling unit per parcel. The possible addition of one single family residence is not expected to generate pollutant concentrations at a sufficient level to be noticed by any nearby rural residence nor affect any nearby schools. It is probable that any pollutants generated as a result of proposed future development would dissipate before it reached any sensitive receptors. Therefore, impacts to sensitive receptors would be *less than significant*.

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

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

### Discussion/Conclusion/Mitigation:

a) and b) The current project is undergoing its first subdivision under the subject tentative map application (TPM 2022-0007). Principal Investigator, Sean Jensen, of Genesis Society conducted an intensive pedestrian survey by means of walking parallel transects spaced at 30-meter intervals for the subject map. Staff is using the pedestrian survey conducted in 2021 to subsidize this portion of the report.

Fieldwork identified the following general conditions within the project area. All of the present APE has been impacted directly by relatively minor disturbances associated with livestock ranching. The entire property is surrounded with fencing, and electrical transmission lines are located within, and immediately adjacent to the property's western boundary. All of these

various activities have contributed to disturbance of both the surface and subsurface soils within the APE. No notable habitats were noted from the pedestrian survey. It is recommended that avoidance and minimization measures associated with the actual construction plans can be relied upon to insure that environmental impacts are mitigated to *less than significant*.

c) Wetlands and Others Water Coordination Summary:

There is Grasshopper Slough, a seasonal and ephemeral drainage along the center of the property that runs north to south in the Project Area. If impacts to these wetland are anticipated in the future, a §401 Water Quality Certification permit, §1602 Streambed Alteration Agreement and a section §404 Nationwide permit would be required.

Project implementation will not result in alterations (removal) of natural plant or wildlife communities. The proposed split of this property will not interfere with the movement of any native resident or migratory fish or wildlife species, or result in impacts to established native resident or migratory wildlife corridors. The project will not affect the use of native wildlife nursery sites due to General Plan Action NR5.3, Wetlands and Riparian Buffers. Action NR5.3 states that any development shall maintain a setback of 150 feet from any open water courses, such as Prairie Creek. This standard Action in the General Plan reduces the potential impacts for Biological Resources that are found in wetlands and riparian areas. Therefore, impacts are *less than significant*.

d) Essential fish habitat (EFH) means those waters and substrate necessary to fish for spawning, breeding, feeding, or growth to maturity (Magnuson-Stevens Fishery Conservation and Management Act (MSA) §3). Grasshopper Slough could provide "waters and substrate necessary to fish for spawning, breeding, feeding, or growth to maturity," or special-status fish species managed under a fishery council (i.e chinook and coho). With the implementation of Action NR5.3, no EFH or the need for federal fisheries consultation. Therefore there is no EFH or the need for federal fisheries consultation and there are *less than significant impacts*.

e) There would be no conflicts with General Plan policies regarding Mitigation of biological resources. The County has no ordinances explicitly protecting biological resources. As a result, there are *no impacts*.

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

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

### Discussion/Conclusion/Mitigation:

a) – d) The site is identified in the 2030 General Plan as an area of high concern for cultural or historical significance. A Cultural Resource Study, which included a pedestrian field survey, was conducted for the project by principal investigator, Sean Michael Jensen M.A., on July 10, 2021. Mr. Jensen is a professional archaeologist, historian, & architectural historian with 35 years of experience. As mentioned in the Cultural Resources Survey & Cultural Inventory Chapter, Jensen conducted the field work & prepared the survey reports. No evidence of prehistoric activity or occupation was observed during the pedestrian survey. In addition to a pedestrian survey, data research was conducted through the North Central Information Center for both published & unpublished documents relevant to regional prehistory, ethnography, & early historic developments. Consultation with the United Auburn Indian Community concluded with no further concerns; mitigation measures were provided & to be adopted with the project. Below is a summary of the project background, scope of work, research conducted, consultation, & mitigation measures.

One historic-era resource (P-58-3178), a segment of the Camp Far West Transmission Line, has been recorded within the present APE's northwestern boundary. This has been "found ineligible for listing in the National Register through & elevation process, other than those mentioned in 6X & 6Y above". Aside from this non-eligible resource, no historic-era resources were observed within the subject property.

### Project Background

This report details the results of a cultural resources inventory survey for a residential parcel split, involving approximately 20 acres of land immediately adjacent to the east side of Monarch Trail; a short distance east of Camp Beale Highway & Spenceville Road, and one mile northwest of Camp Far West reservoir, in Yuba County, California. Since development of the site will eventually involve physical disturbance into ground & sub-surface components, there is a potential for impact to cultural resources within the area of potential effects (APE). In this instance, the APE is the circa 20 acre parcel. Evaluation of the project's potential to impact

cultural resources must be undertaken in conformity with Yuba County rules and regulations, and in compliance with requirements of the California Environmental Quality Act of 1970, Public Resources Code, Section 21000, et seq. (CEQA), and The California CEQA Environmental Quality Act Guidelines, California Administrative Code, Section 15000 et seq. (Guidelines as amended).

## **Location**

The project area involves approximately 20-acres of land located immediately adjacent to the east side of Monarch Trail, a short distance east of Camp Beale Highway/Spenceville Road, approximately one-mile northwest of Camp Far West Reservoir, in Yuba County, California. Lands affected are located within a portion of Section 37 of the Johnson Rancho within Township 14 North, Range 6 East, as shown on the USGS Camp Far West, California, 7.5' Series quadrangle (see Figure 1).

## **RECORDS SEARCH and SOURCES CONSULTED**

Several sources of information were considered relevant to evaluating the types of archaeological sites and site distribution that might be encountered within the project area. The information evaluated prior to conducting pedestrian field survey includes soil types and geomorphological features, data maintained by the North Central Information Center at CSU Sacramento, and review of available published and unpublished documents relevant to regional prehistory, ethnography, and early historic developments.

### **Records at North Central Information Center**

Prior to conducting the intensive-level field survey, a search of archaeological records maintained by the North Central Information Center at CSU-Sacramento was conducted (NCIC File # YUB-21-29, dated July 02, 2021). This search documented the following existing conditions for a 0.25-mile radius centered on the APE:

*Previous Archaeological Survey:* According to the Information Center's records, one historic-era site (P-58-3178), a segment of the Camp Far West Transmission Line, has been recorded within, or immediately adjacent to the present APE's northwestern boundary. P-58-3178 received an ADOE NRHP Status Code of 6Z: "Found ineligible for listing in the National Register through and evaluation process other than those mentioned in 6X and 6Y above." Three (3) additional resources (P-58-1006, P-58-1027, P-58-1028) have been documented within the 0.25-mile search radius.

*Recorded Cultural Resources:* According to the Information Center, none of the present APE have been subjected to previous archaeological investigation. Two (2) investigations have been conducted within the 0.25-mile search radius. Both of these investigations are summarized as follows:

<b>NCIC#</b>	<b>Date</b>	<b>Author(s)</b>
000445	1979	Storm
012704	2017	Perez

## **Other Sources Consulted**

In addition to examining the archaeological site and survey records of Yuba County maintained at the North Central Information Center, the following sources were also included in the search conducted at the Information Center, or were evaluated separately:

- The National Register of Historic Places (1986, Supplements).
- The California Register of Historical Resources.
- The California Inventory of Historic Resources (State of California 1976).
- The California Historical Landmarks (State of California 1996).
- The California Points of Historical Interest (May 1992 and updates).
- The Historic Property Data File (OHP 2012).
- 1860 GLO Plat, T15N, R4E.
- 1911 USGS Yuba City quadrangle (1:31,680 scale).
- 1952 USGS Yuba City 7.5' quadrangle.
- NETR topographic maps (1911, 1934, 1954, 1959, 1966, 1975, 1983, 2012, 2015, 2018).
- NETR Aerials (1947, 1998, 2005, 2009, 2010, 2012, 2014, 2016).
- Existing published and unpublished documents relevant to prehistory, ethnography, and early historic developments in the vicinity. These sources, reviewed below, provided a general environmental and cultural context by means of which to assess likely site types and distribution patterns for the project area.

## **Native American Consultation**

Consultation was undertaken with the Native American Heritage Commission (NAHC) re. sacred land listings for the property. An information request letter was delivered to the NAHC on July 1, 2021. In addition to examining the records of Yuba County and reviewing published and other sources of information, consultation was undertaken with the United Auburn Indian Community (UAIC) after consultation was sent to multiple native/indigenous agencies. An information request letter was delivered to the UAIC on August 24, 2021. The UAIC responded on September 14, 2021, indicating that following review of the study that “no further questions or concerns regarding potential impacts to tribal cultural resources for this project”.

## **ENVIRONMENTAL and CULTURAL CONTEXT**

### **Environmental Context**

The project area consists of northern Sacramento Valley lands located approximately 1.25- miles north of the Bear River, and bisected by Grasshopper Slough, within the eastern margins of a massive basin. The basin is formed in deep sediments of the Sacramento Valley, which in turn has been uplifted along its eastern margin where it interfaces with the lower foothills of the Sierra Nevada, and along its western margin where it interfaces with the Coast Range.

Topography within the APE is gently sloping with an elevation ranging from between 220- feet and 245-feet above sea level. The region is characterized by a Mediterranean climate, with cool,



rainy winters and hot, dry summers. The average annual temperature for the project area ranges from 51-75°F, with the hottest temperatures occurring in July, reaching on average a maximum of 94°F. The average yearly rainfall totals for the area are approximately 19.37 inches, with the maximum annual precipitation occurring in January.

The region once supported a variety of flora and fauna taxa which have been subsequently replaced with domesticated plants and a similar variety of animals, including marsh birds, ducks, geese, raptors, reptiles, amphibians and small mammals.

In view of the substantial surface water sources throughout this area (the Bear River), prehistoric use and occupation was generally intensive, but the population was not randomly distributed. Clearly, the most intensively occupied land areas were at elevated locations along the river systems and along the Valley/Foothill interface.

## **ARCHAEOLOGICAL SURVEY and CULTURAL INVENTORY**

### **Survey Coverage**

All of the APE was subjected to intensive pedestrian survey by means of walking parallel transects spaced at 30-meter intervals.

In searching for cultural resources, the surveyor considered the results of background research and was alert for any unusual contours, soil changes, distinctive vegetation patterns, exotic materials, artifacts, feature or feature remnants and other possible markers of cultural sites.

Fieldwork was undertaken on July 10, 2021 by Principal Investigator, Sean Michael Jensen, M.A. Mr. Jensen is a professional archaeologist, historian and architectural historian, with 35 years of experience in archaeology, architectural history and history, who meets the professional requirements of the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (Federal Register, Vol. 48, No. 190), as demonstrated in his listing on the California Historical Resources Information System list of qualified archaeologists, architectural historians and historians. No special problems were encountered and all survey objectives were satisfactorily achieved.

### **General Observations**

Fieldwork identified the following general conditions within the project area. All of the present APE has been impacted directly by relatively minor disturbances associated with livestock ranching. The entire property is surrounded with fencing, and electrical transmission lines are located within, and immediately adjacent to the property's western boundary. As well, construction of adjacent Monarch Trail has likely resulted in disturbance to the subject property's surface and subsurface western margin. All of these various activities have contributed to disturbance of both the surface and subsurface soils within the APE, and consequently, reduce the probability of discovering intact subsurface cultural materials which may have once been present within the APE.

Examination of the USGS quadrangles, NETR topographic maps and historic aerials, confirmed that no structures or other historic features have ever been documented, or ever likely existed within the APE during the historic period.

## **Cultural Resources**

As previously noted, in the Records Search section, above, one historic-era resource (P-58-3178), a segment of the Camp Far West Transmission Line, has been recorded within the present APE's northwestern boundary. P-58-3178 received an ADOE NRHP Status Code of 6Z: "Found ineligible for listing in the National Register through and evaluation process other than those mentioned in 6X and 6Y above." Aside from this non-eligible resource, no historic-era resources were observed within the subject property.

## **SIGNIFICANCE RECOMMENDATIONS**

### **General**

Sites identified within the project area were to be evaluated for significance in relation to CEQA significance criteria. Historical resources per CEQA are defined as buildings, sites, structures, objects, or districts, each of which may have historical, architectural, archaeological, cultural, or scientific significance. CEQA requires that, if a project results in an effect that may cause a substantial adverse change in the significance of a historical resource, alternative plans or mitigation measures must be considered; however, only significant historical resources need to be addressed. Therefore, before developing mitigation measures, the significance of cultural resources must be determined in relation to criteria presented in PRC 15064.5, which defines a historically significant resource (one eligible for listing in the California Register of Historical Resources, per PRC SS5024.1) as an archaeological site which possess one or more of the following attributes or qualities:

Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage

Is associated with the lives of persons important in our past

Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values

Has yielded, or may be likely to yield, information important in prehistory or history

In addition, CEQA further distinguishes between archaeological sites that meet the definition of a significant historical resource as described above (for the purpose of determining effects), and "unique archaeological resources." An archaeological resource is considered "unique" (Section 21083.2(g)) when the resource not merely adds to the current body of knowledge, but when there is a high probability that the resource also:

- Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information.
- Has a special and particular quality such as being the oldest of its type or the best available example of its type.

- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

## **PROJECT SUMMARY**

This report details the results of a cultural resources inventory survey for a residential parcel split, involving approximately 20-acres of land located immediately adjacent to the east side of Monarch Trail, a short distance east of Camp Beale Highway/Spenceville Road, approximately one-mile northwest of Camp Far West Reservoir, in Yuba County, California.

The proponent proposes to split an existing residential parcel, an act that could be followed by construction of additional residential buildings and structures, grading and land recontouring, placement of buried utilities, and general landscaping.

Existing records at the North Central Information Center document that portions of the present APE had been subjected to previous archaeological investigation, and that one historic-era resource (P-58-3178), a segment of the Camp Far West Transmission Line, had been recorded within the present APE. P-58-3178 received an ADOE NRHP Status Code of 6Z: “Found ineligible for listing in the National Register through and evaluation process other than those mentioned in 6X and 6Y above.” As well, the present effort included an intensive-level pedestrian survey. No prehistoric cultural resources were identified during the pedestrian survey, and aside from P-58-3178, no historic-era resources were observed within the subject property.

Consultation was undertaken with the Native American Heritage Commission (NAHC) re. sacred land listings for the property. An information request letter was delivered to the NAHC on July 1, 2021. The NAHC response is pending.

The probability of encountering buried archaeological sites within the APE is low. This conclusion is derived in part from the observed soil matrices which have been subjected to disturbance associated with past and ongoing livestock grazing activities. Evidence of ground disturbance assisted in determining whether or not subsurface resources were present within the APE. Overall, the soil types present and contemporary disturbance would warrant a finding of low probability for encountering buried archaeological sites.

Based on the absence of significant historical resources/unique archaeological resources within the APE, archaeological clearance is recommended for the project/undertaking as presently proposed, although the following general provisions are considered appropriate:

### **Mitigation Measure 5.1      Inadvertent Discovery Of Human Remains**

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

**Mitigation Measure 5.2      Inadvertent Discovery Of Cultural Material**

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

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

**DISCUSSION/CONCLUSION/MITIGATION:**

a & b) The proposed project is a rural residential project, creating two new lots, that would not impact energy resources and conflict with local plans for energy. Therefore, the project creates a *less than significant impact*.

VII. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Section 1803.5.3 to 1808.6 of the 2010 California Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- a) (i-iii) According to the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist, Division of Mines and Geology Special Publication 42, Yuba County is not one of the cities or counties affected by Earthquake Fault Zones, as of August 16, 2007. Therefore, strong seismic ground shaking and seismic-related ground failure, including liquefaction is not an anticipated side effect of development in the area. A ***less than significant impact*** from earthquakes is anticipated.

(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 2013 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) c) and d) According to Exhibit 4.6-4 Soil Erosion Hazard, of the 2030 General Plan EIR, the project site has a slight potential for soil erosion hazards. Exhibit 4.6-5 Shrink/Swell Potential indicates that the project site also contains expansive soils with a low shrink/swell potential. Should application be made for a building permit, Yuba County Building Department staff will determine appropriate building foundation systems for all proposed structures, in accordance with the requirements of the Uniform Building Code. The Building Official may require additional soils testing, if necessary; and will result in a ***less than significant impact***.

e) The project site is surrounded by rural residential properties and has the potential to be used for rural residential purposes. The Yuba County Environmental Health Department has adopted a Sewage Disposal Ordinance 7.07.440 through 7.07.530 that regulates the installation, design and type of septic system required. Additionally, the County Environmental Health Department has standard conditions that address the soil adequacy for the project. Through implementation of the County Environmental Health Department conditions of approval, the project would result in a ***less than significant impact*** to wastewater.

**VIII. GREENHOUSE GAS EMISSIONS**

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

**Discussion/Conclusion/Mitigation:**

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

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

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

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



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

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

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

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

b) 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 has *no impact* with any applicable plan, policy or regulation.

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

**Discussion/Conclusion/Mitigation:**

a), b) and c) There would be no routine transport, use, or disposal of hazardous materials or the release of hazardous materials into the environment related to this residential project. A school site does not exist within ¼ mile of the project site. There would be ***no impact*** to surrounding land uses concerning hazardous materials and this project.

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 a single family residence. Both proposed parcels have been vacant. Therefore, the project would

not create a significant hazard to the public or the environment and there would be ***no impact*** to the environment from hazardous materials.

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

g) No new roads or road improvements are proposed for this project that would interfere with the existing road system. Since there would be no major physical interference to the existing road system, there would be ***a less than significant impact*** with an emergency response or evacuation plan.

h) The project is located in a high wildlife fire hazard severity zone, as reported by the Cal Fire 2008 Fire Hazard Severity Zones map. Additionally, the project has the potential to increase the risk of wildfire on-site, once Parcels 1-4 is developed, because it will generate traffic and hence introduce gasoline and petroleum products onto the site in greater degrees than previously experienced. The impact would be ***less than significant with mitigation incorporated***.

#### **Mitigation Measure 9.1      Vegetation Clearance**

Prior to any final occupancy for any new construction on this map, vegetation clearance around structures shall meet the minimum requirements of Public Resources Code Section 4291. Structures shall maintain a fire break by removing and clearing away all brush, flammable vegetation or combustible growth up to 100 feet from structures or to the property line, whichever is closer. Clearing does not apply to individual isolated trees, ornamental shrubbery or similar plants which are used for ground cover unless such vegetation forms a means of rapidly transmitting fire from ground vegetation to canopy trees. Additional clearing may be required by the Fire inspector if extra hazardous conditions exist.

<b>X. HYDROLOGY AND WATER QUALITY</b>				
<b>Would the project:</b>	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a) & e) The project may result in ground disturbance equal to or greater than one acre in size and would then be within the jurisdiction of the Central Valley Regional Water Quality Control Board (RWQCB), which develops and enforces water quality objectives and implementation plans that safeguard the quality of water resources in its region. Prior to construction of a project greater than one acre, the RWQCB requires a project applicant to file for a National Pollution Discharge Elimination System (NPDES) General Permit. The General Permit process requires the project applicant to 1) notify the State, 2) prepare and implement a Storm Water Pollution Prevention Plan (SWPPP), and 3) to monitor the effectiveness of the plan.

**Mitigation Measure 10.1 National Pollution Discharge Elimination (NPDES) Permit**

Prior to the County's approval of a grading plan or site improvement plans, the project applicant shall obtain from the Central Valley Regional Water Quality Control Board a National Pollution Discharge Elimination (NPDES) Permit for the disturbance of over one acre. Further, approval of a General Construction Storm Water Permit (Order No. 99-08-DWQ) is required along with a Small Construction Storm Water Permit. The permitting process also requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared prior to construction activities. The SWPPP is used to identify potential construction pollutants that may be generated at the site including sediment, earthen material, chemicals, and building materials. The SWPPP also describes best management practices that will be employed to eliminate or reduce such pollutants from entering surface waters.

b) The project will utilize ground water wells for water supply. Conformance with the California Building Code will ensure, prior to the issuance of building or occupancy permits, that adequate water supply is available on site for sanitation and firefighting purposes. The applicant will also have to submit evidence to the Yuba County Environmental Health Department that the site can adequately support a well. There would be a *less than significant impact*.

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

d) The project is not located within a 100-year flood plain, it is not located within a 500-year flood plain. Yuba County is an inland area not subject to seiche or tsunami. Mudflow is not an identified issue at this location; therefore, there would result in a *less than significant impact* from flooding, mudflow, seiche, or tsunami.

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

### Discussion/Conclusion/Mitigation

a) and b) The project site is within an area of rural development within unincorporated Yuba County. The proposed land division is not anticipated to create any physical division of an established community. Therefore, the development would result in ***no impact*** or division of an established community.

b) The project is consistent with the goals and policies of the Rural Residential zone and Rural Community general plan designation by creating parcels that are greater than the 10 acres. There is no habitat conservation plan or natural community conservation plan exists for or near the project site. Land use impacts are anticipated to have ***no impact*** on habitat or conservation plans.

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

**Discussion/Conclusion/Mitigation:**

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

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

**Discussion/Conclusion/Mitigation:**

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

c) The project site is not located within two miles of a public airport or private air strip. The property is located approximately 10 miles south of the Beale Air Force Base (BAFB) and is within BAFB's Safety Zone 6. Residential development is a compatible use and therefore, there is a *less than significant impact*.



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

**Discussion/Conclusion/Mitigation:**

- a) The project does not involve the construction of substantial growth inducing housing or the installation of significant physical infrastructure. The potential population increase would result in four rural residences on a 20 acre parcel being subdivided into two (2) 10 acre parcels. Therefore, the impact would be *less than significant*.
- b) The project does not involve the removal of housing or the relocation of people who currently utilize the site and would cause *no impact* to individuals.

XV. PUBLIC SERVICES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>					
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a)	Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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

b) The project area is located within unincorporated Yuba County and would be served by the Yuba County Sheriff's Department. The property is located outside of the City of Wheatland Sphere of Influence, however the Wheatland Police Department may be able to provide additional services to this property. Increased property tax revenue and annual police protections assessment Countywide would support additional civic services including law enforcement. Impacts related to police protection would be *less than significant*.

c) Wheatland School District was consulted during the early consultation phase of this project. The District's current facilities do have the capacity to absorb the new students from the project. The opinion of the District is that new development proposals must mitigate the impacts proportional to the intensity of the development. However, school fees are paid directly to the school district to offset new student enrollment. With the incorporated standard requirement for school fees, impacts related to schools would be *less than significant*.

d) The proposed project may create some additional use of park and recreational facilities in the area. No park facilities are proposed with this project. The applicant is required to pay in-lieu fees for parkland dedication to the County to mitigate for park impacts. Per Chapter 11.45.060 of

the Yuba County Development Code, this fee is equivalent to 120 percent of the cost of land needed to purchase an amount of parkland proportional to the number of new dwelling units being created by the subdivision. Because the payment of this fee would offset impacts to parks and recreational facilities, impacts would be *less than significant*.

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

XV. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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

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

**Discussion/Conclusion/Mitigation:**

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

b) CEQA Guidelines section 15064.3, was amended by SB 743, which was signed into law in 2013. It initiated an update to the CEQA Guidelines to change how lead agencies evaluate transportation impacts under CEQA, with the goal of better measuring the actual transportation-related environmental impacts of any given project.

According to the Legislature: "New methodologies under the California Environmental Quality Act [were] needed for evaluating transportation impacts that are better able to promote the state's goals of reducing greenhouse gas emissions and traffic-related air pollution, promoting the development of a multimodal transportation system, and providing clean, efficient access to destinations." Starting on July 1, 2020, agencies analyzing the transportation impacts of new projects must now look at a metric known as vehicle miles traveled (VMT) instead of LOS. VMT measures how much actual auto travel (additional miles driven) a proposed project would create on California roads. If the project adds excessive car travel onto our roads, the project may cause a significant transportation impact.

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

because the project will introduce two single family residence. Therefore, impacts to VMT are expected to be *less than significant*.

c) Monarch Trail is an existing road that currently provides direct access to the project site. Monarch Trail leads to Spenceville Road, this road is used predominantly by the surrounding rural community to reach Camp Far West & the City of Wheatland. These two roads would be used by construction equipment accessing the project site, however, there would be no substantial increase in hazards due to this temporary use of the road and therefore will create a *less than significant impact*.

d) Emergency access to the project site would be directly off Monarch Trail. There would be no change in emergency access as a result of the project. Therefore, the project will have *no impact*.

**XVIII. TRIBAL CULTURAL RESOURCES**

**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:**

Potentially  
Significant  
Impact

Less Than  
Significant  
With  
Mitigation  
Incorporated

Less Than  
Significant  
Impact

No  
Impact

- |  |                          |                                     |                                     |                          |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Discussion/Conclusion/Mitigation:**

- a) Please refer to Chapter V, Cultural Resources, for a summary of the study and findings made in the Cultural Resource Inventory Survey that was prepared by Sean Michael Jensen, M.A. from Genesis.

The study included a search of State data bases, including all records and documents available at the North Central Information Center, and intensive pedestrian survey, have resulted in identifying no tribal cultural resources (TCRs) and sites within the project property. Therefore, no additional treatment or mitigated action is recommended for the site and would create a *less than significant impact*.

- b) Yuba County Planning Department requested AB-52 consultation with the United Auburn Indian Community (UAIC), due to their request for consultation on all discretionary projects within Yuba County. The UAIC was established in 1917 when the United States acquired land in trust for the Auburn Band near the City of Auburn and formally established the reservation, known as the Auburn Rancheria. In 1953, the United States Congress enacted the Rancheria Acts, authorizing the termination of federal trust responsibilities to a number of California Indian tribes including the Auburn Band. With the exception of a 2.8-parcel containing a tribal church and a park, the government sold the land comprising the Auburn Rancheria. The United States terminated federal recognition of the Auburn Band in 1967. Finally, in 1970, President Nixon declared the policy of termination a failure. In 1976, both the United States Senate and House of Representatives expressly repudiated this policy in favor of a new federal policy entitled Indian Self-Determination. In 1991, surviving members of the Auburn Band reorganized their tribal government as the United Auburn Indian Community (UAIC) and requested the United States to formally restore their federal recognition. In 1994, Congress passed the Auburn Indian

Restoration Act, which restored the Tribe's federal recognition. The Act provided that the Tribe may acquire land in Placer County to establish a new reservation.

The UAIC responded to the Early Consultation request on September 9, 2021. Anna Starkey, with the UAIC, commenting that "based on the information we've received and our own desktop review of the project area, the previously provided (and attached) unanticipated discoveries mitigation measure should suffice." The mitigation measure discussed was requested by the UAIC on September 14, 2021 to address inadvertent discoveries of potential TCRs, archaeological, or cultural resources during a project's ground disturbing activities. 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*.

### **Mitigation Measure 18.1 Inadvertent Discoveries of TCRs**

Create If any suspected TCRs are discovered 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 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.

When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. 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 will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.

Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.

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

### Discussion/Conclusion/Mitigation:

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

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

d) & e) Recology, Inc. is the local solid waste management organization & will continue to provide service to any future single family residence(s). Recyclable solid waste collected by Recology is taken to a materials recovery facility on State Highway Route 20, outside of the City of Marysville, and all other waste is taken to a landfill on Ostrom Road. The Ostrom Road landfill has a capacity of 41,822,300 cubic yards, and has adequate capacity to serve the project site. The project will have a minimal effect on these facilities and the impact would be *less than significant*.

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

**DISCUSSION/CONCLUSION/MITIGATION:**

a) Access to the project site will not be impacted by construction activities. Therefore, project related impacts to the adopted emergency response plan and emergency evacuation plan would be *less than significant*.

b), c) & d) The project is located in a Very High and High Fire severity zone established by CalFire. Development Code Section 11.06.030(E) requires parcels located within a high fire severity zone shall have a minimum setback of 30 feet from all property lines. Upon written clearance from Cal Fire the setback may be reduced. CalFire has a list of requirements that construction in this area must adhere by to reduce fire risk that is enforced through the County permitting process. Therefore, impacts by wildfire will be *less than significant*.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Discussion/Conclusion/Mitigation:

a) As discussed in the Biological Resources section, the proposed development will have a ***less than significant impact with mitigation*** to habitat of a fish or wildlife species. The site is not located in a sensitive or critical habitat area, is void of any water sources and would not conflict with any local policies, ordinances or adopted Habitat Conservation Plans.

As discussed in the Cultural Resources and Tribal Cultural Resources section, construction could potentially impact cultural resources. Proposed mitigation measures in **MM5.1, MM5.2, and MM18.1**, would reduce the impact to ***less than significant with mitigation***.

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

- c) The project has the potential to create air quality impacts, primarily from the generation of PM10, which is offset by standard mitigation on the project. Additionally, development of the project could result in a greater fire threat, which has also been mitigated. Therefore, the project is considered to have *a less than significant impact with mitigation*.

#### REFERENCES

1. Yuba County 2030 General Plan Environmental Impact Report, AECOM.
2. Yuba County 2030 General Plan, AECOM.
3. Yuba County Development Code 2015.
4. Yuba County Important Farmland Map 2012. California Department of Conservation.
5. Cultural Resource Study, Genesis Society, July 2021.
6. Biological Resource Evaluation, Marcus H. Bole & Associates, December 2015.

**MITIGATION MONITORING PLAN**  
**TPM 2021-0007 (VELASCO)**

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

**MITIGATION MONITORING PLAN**  
**TPM 2021-0007 (VELASCO)**

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**MM 9.1      Vegetation Clearance**

Prior to any final occupancy for any new construction on this map, vegetation clearance around structures shall meet the minimum requirements of Public Resources Code Section 4291. Structures shall maintain a fire break by removing and clearing away all brush, flammable vegetation or combustible growth up to 100 feet from structures or to the property line, whichever is closer. Clearing does not apply to individual isolated trees, ornamental shrubbery or similar plants which are used for ground cover unless such vegetation forms a means of rapidly transmitting fire from ground vegetation to canopy trees. Additional clearing may be required by the Fire inspector if extra hazardous conditions exist.

**Timing/Implementation**

*Prior to Final Occupancy Permit.*

**Enforcement/Monitoring**

Yuba County Building Department

**Performance Criteria**

N/A

**Verification Cost**

N/A

**Date Complete** (If applicable)

**MITIGATION MONITORING PLAN**  
**TPM 2021-0007 (VELASCO)**

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**MM 10.1      National Pollution Discharge Elimination (NPDES) Permit**

Prior to the County's approval of a grading plan or site improvement plans, the project applicant shall obtain from the Central Valley Regional Water Quality Control Board a National Pollution Discharge Elimination (NPDES) Permit for the disturbance of over one acre. Further, approval of a General Construction Storm Water Permit (Order No. 99-08-DWQ) is required along with a Small Construction Storm Water Permit. The permitting process also requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared prior to construction activities. The SWPPP is used to identify potential construction pollutants that may be generated at the site including sediment, earthen material, chemicals, and building materials. The SWPPP also describes best management practices that will be employed to eliminate or reduce such pollutants from entering surface waters.

**Timing/Implementation**

*Prior to the approval of a grading plan or site improvement plans.*

**Enforcement/Monitoring**

Yuba County Public Works Department

**Performance Criteria**

N/A

**Verification Cost**

N/A

**Date Complete** (If applicable)

**MITIGATION MONITORING PLAN  
TPM 2021-0007 (VELASCO)**

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**MM 18.1 Inadvertent Discoveries Of TCRs**

If any suspected TCRs are discovered 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 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 alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign. 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, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCR's to be appropriate or respectful and request that materials not be permanently curated, unless approved by the Tribe.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.

Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied.

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



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

**Applicant/Owner: Ricardo Velasco**  
**APN: 015-800-008**

**Case Number: TPM 2021-0007 & WAV 2021-0015**  
**DRC Hearing Date: May 05, 2022**

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

- I. After review and consideration, staff has prepared an initial study for the project and subsequent Mitigated Negative Declaration and Mitigation Monitoring Plan pursuant to California Environmental Quality Act (CEQA) Section 15070 (b)(1) (DECISION TO PREPARE A MITIGATED NEGATIVE DECLARATION).
- II. Approve Tentative Parcel Map 2021-0007 and Waiver 2021-0015 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 and 11.57.060.

**STANDARD CONDITIONS:**

1. Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County. Failure to comply with this provision may be used as grounds for revocation of this permit.
2. As a condition for tentative and final map 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 subdivision. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.
3. This Tentative Parcel Map and Waiver may be effectuated at the end of the ten (10) appeal period which is May 16, 2022.
4. Tentative Parcel Map TPM 2021-0007 shall be designed in substantial conformance with the approved tentative map 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
5. This tentative parcel map shall expire 36 months from the date of approval May 05, 2025 unless extended pursuant to Chapter 11.40.050 of the Yuba County Development Code.
6. 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.

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**DRC Hearing Date: May 05, 2022**

**PUBLIC WORKS DEPARTMENT:**

7. All existing or proposed driveways within this subdivision shall conform to the current Yuba County Standards for a Rural Driveway (Drawing No. 127 and 128) under permit issued by the Department of Public Works.
8. 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.
9. Owner, heirs or assigns of this property, or portions thereof, shall remove and/or relocate any fence(s) located within dedication(s) or offer(s) of dedication required by this division or within existing County easement(s) or right(s)-of-way which lies within or are adjoining this property. Such fence removal or relocation is deferred until such time as the then owner is directed by the Public Works Department of Yuba County to remove or relocate the fence(s). Any new fences installed shall be constructed outside the limits of dedications or offer(s) of dedication required by this division, existing County easements or right-of-ways.
10. 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 Game, and pre-construction surveys for special status species.

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, the applicant is required to obtain a Yuba County grading permit issued by the Public Works Department and 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:

[https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/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.

**DRAFT CONDITIONS OF APPROVAL  
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**Case Number: TPM 2021-0007 & WAV 2021-0015**  
**DRC Hearing Date: May 05, 2022**

11. Owner shall submit a stormwater quality plan, including all temporary erosion and sediment control measures, site-design measures, source control measures, treatment measures, and baseline hydromodification management measures for the project, designed by a registered civil engineer in accordance with Section 7.50 of the Yuba County Ordinance Code and Section 11 of the Yuba County Improvement Standards to the Department of Public Works for review and approval prior to construction and/or grading permit. Owner shall construct such management measures as per the approved plan prior to construction.
12. Erosion control shall conform to section 11 of the Yuba County Improvement Standards.
13. Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the parcel map.
14. 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.
15. Approximate centerlines of all perennial streams or ditches within this division shall be shown on the parcel map.
16. Should a fire suppression system be required by the responsible fire protection authority for compliance with the Yuba County Fire Safe Standards and the Uniform Fire Code, which facilities may include a community water supply system, wells, water storage tanks, etc., Owner shall provide easements as necessary for such system for the benefit of each lot within the parcel map.
17. Owner shall provide public service easements as necessary for any existing overhead or underground utilities, sewer lines, waterlines, etc. which may provide service to any or all of the parcels being created by this parcel map. Such easements shall have a minimum width of 10 feet or larger as may be required by the service provider and shall be clearly identified by metes and bounds on the parcel map. Any relocation or rearrangement of the public service provider's facilities to accommodate this project shall be at the Owner's expense.
18. Owner shall be required to pay all taxes, past and current, including those amounts levied as of January 1, but not yet billed, on the property prior to filing the parcel map.
19. Owner shall submit a current Preliminary Title Report or Parcel Map Guarantee, in favor of Yuba County, two (2) check prints of the parcel map, calculations, supporting documentation and map checking fees to the County Surveyor, Department of Public Works for checking, approval and filing of the parcel map. An updated Parcel Map Guarantee shall be provided 1 week prior to filing the parcel map with the Yuba County Recorder.
20. Owner shall have the property surveyed and have corner monuments placed at all parcel 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).

**DRAFT CONDITIONS OF APPROVAL  
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**Applicant/Owner: Ricardo Velasco  
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**Case Number: TPM 2021-0007 & WAV 2021-0015  
DRC Hearing Date: May 05, 2022**

21. 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.
22. All easements of record that affect this property are to be shown on the parcel map.
23. Prior to submitting the parcel map to the Recorder's Office for filing, all outstanding County fees due to the Community Development and Services Agency departments shall be paid in full.
24. Owner shall submit a copy of the parcel map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures or other requirements. Before the parcel map can be filed with the Yuba County Recorder, a statement from the Planning Director which states that the parcel 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.
25. Owner shall submit a copy of the parcel map for review by the Environmental Health Department for conformance with the Department's conditions of approval and other requirements. Before the parcel map can be filed with the Yuba County Recorder, a statement from the Environmental Health Department Director which states that the parcel 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.
26. Owner shall submit a copy of the parcel map to the Plumas-Brophy Fire Protection District or to the appropriate Fire Protection Authority to determine compliance with the conditions of approval, the Yuba County Fire Safe Ordinance and the Uniform Fire Code 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 final map.

**ENVIRONMENTAL HEALTH DEPARTMENT:**

27. Owner shall submit a file map to Environmental Health showing that parcel(s) 1 and 2, contains the minimum useable sewage disposal area as established by the Yuba County Sewage Disposal Ordinance, 7.07, and 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.
28. Owner shall submit for Environmental Health review and approval the results of soils studies for parcel(s) 1 and 2, conducted in accordance with the Yuba County Sewage Disposal Ordinance, Chapter 7.07.

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**Applicant/Owner: Ricardo Velasco  
APN: 015-800-008**

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29. 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.
30. The total minimum useable sewage disposal area shall be delineated for parcel(s) 1 and 2, on a separate document (Yuba County Health Certificate), recorded and cross referenced to the recorded final map.
31. 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.
32. 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.
33. All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
34. 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".
35. All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.
36. The following shall apply to all land divisions where domestic water is to be supplied by individual wells:

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

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

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

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

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

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

**Applicant/Owner: Ricardo Velasco**  
**APN: 015-800-008**

**Case Number: TPM 2021-0007 & WAV 2021-0015**  
**DRC Hearing Date: May 05, 2022**

**BUILDING DEPARTMENT:**

- 37. All development on this site must meet applicable requirements of the most current adopted version of the California Code of Regulations, Title 24, which includes building, accessibility & fire code requirements.
- 39. Owner shall obtain building permits for all applicable work on all parcels.
- 40. Prior to map recordation, owner shall obtain a building permit for unpermitted accessory structure(s) on site.

**PLANNING DEPARTMENT:**

- 41. Minor modifications to the final site configuration may be approved by the Community Development & Services Agency Director.
- 42. All Mitigation Measures are considered project conditions of approval and will be required to be satisfied as described in the Mitigation Monitoring Plan in accordance with the California Environmental Quality Act.
- 43. Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense. There shall be no building of structures allowed under or over any PG&E facilities or inside any PG&E easements that exist within the subject area. Any road encroachments within the PG&E easements shall be subject to review and approval of PG&E.
- 44. Owner shall meet all requirements of the Feather River Air Quality Management District during any project related construction.
- 45. 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.
- 46. Any trash, junk, and debris shall be removed from the subject site prior to map approval.
- 47. Prior to recordation, owner shall remove armada & fifth-wheel & request an inspection from Yuba County Planning Department to verify removal.
- 48. Prior to map recordation, owner shall gain approval of an Administrative Use Permit to allow accessory structure on the vacant parcel(s) without an established use.

*Vanessa Franken*

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Vanessa Franken, Planner II

**From:** [Chief](#)  
**To:** [Franken, Vanessa](#); [fraqmd@fraqmd.org](mailto:fraqmd@fraqmd.org); [smatyac@yubawater.org](mailto:smatyac@yubawater.org); [PGE Plan Review](#); [eb8614@att.com](mailto:eb8614@att.com)  
**Cc:** [Fisher, Ciara](#)  
**Subject:** RE: TPM 2021-0007; 4075 Monarch Trail (Velasco)  
**Date:** Tuesday, April 12, 2022 8:01:09 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Wheatland Fire has no issues with this project. Thanks.

---

**From:** Franken, Vanessa <vfranken@CO.YUBA.CA.US>  
**Sent:** Thursday, April 7, 2022 9:48 AM  
**To:** [fraqmd@fraqmd.org](mailto:fraqmd@fraqmd.org); [smatyac@yubawater.org](mailto:smatyac@yubawater.org); PGE Plan Review <[PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com)>; [eb8614@att.com](mailto:eb8614@att.com); Chief <[Chief@wheatlandfireauthority.com](mailto:Chief@wheatlandfireauthority.com)>  
**Cc:** Fisher, Ciara <[cfisher@CO.YUBA.CA.US](mailto:cfisher@CO.YUBA.CA.US)>  
**Subject:** FW: TPM 2021-0007; 4075 Monarch Trail (Velasco)

Hello all,

The Planning Dept of Yuba County is processing a proposed subdivision of land that requires environmental review per CEQA (California Environmental Quality Act). The environmental report has been completed & is attached to this email for review for each of your respective fields/agencies to review. Should you have any questions or need any clarification please do not hesitate to reach out.

Thank you in advance for your time & help~

*Vanessa Franken*  
**Planner II**  
**County of Yuba**  
**Planning Department**  
**(530)749-5470**



**From:** [Benedict, Christopher](#)  
**To:** [Franken, Vanessa](#)  
**Subject:** RE: TPM2021-0007 (4075 Monarch Trail)  
**Date:** Thursday, September 2, 2021 9:27:18 AM  
**Attachments:** [TPM2021-0007-EH-COA.DOC](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)

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Here you go. Your description says “developed with a residence”, you realize that is a 5<sup>th</sup> wheel with no septic right? I’m treating this as undeveloped land.

**Christopher J. Benedict, REHS**  
**Environmental Health Specialist**  
**Yuba County Environmental Health**  
915 8th Street, Suite 123  
Marysville, CA 95901

Phone: (530) 749-5469  
Cell: (530) 822-6899  
Fax: (530) 749-5454

---

**From:** Franken, Vanessa  
**Sent:** Wednesday, August 4, 2021 11:36 AM  
**To:** Burns, Danny; Maddux, Dave; Marquez, Melanie; Benedict, Christopher; Johnston, Nick  
**Cc:** Bird, Jodi; Fisher, Ciara  
**Subject:** TPM2021-0007 (4075 Monarch Trail)

Hello,

The Planning Dept has recently received a new map application, please see the project description below. All relevant docs are in trakit ☺



Kind Regards,  
**Vanessa Franken**  
**Planner I**  
**County of Yuba**  
**Planning Department**  
**(530)749-5470**