

The County of Yuba

Community Development and Services Agency



PLANNING COMMISSION STAFF REPORT

- Hearing Date:** February 15, 2023
- Case Number:** Tentative Subdivision Tract Map TSTM 2022-0008 (“Griffith Ranch”)
- Request:** A request to create 56 residential lots on an 11.89 acre property in the Single-Family Residential Zoning District “RS”.
- Location:** The project site is located at the intersection of Hammonton-Smartsville Road & Griffith Avenue; specifically, the south side of Hammonton-Smartsville Road and immediately west of Griffith Avenue. The site is half a mile north from North Beale Road and may be considered as the easterly portion of the Linda Community. The property is currently vacant and has no address (APN: 019-270-029).
- Applicant:** Tejinder Maan, 4090 Nicolaus Road, Lincoln, CA 95648
- Engineer:** Sean Minard, MHM, 41204 E Street, P.O. Box B, Marysville, CA 95901
- Recommendation:** Approve the Resolution to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve Tentative Subdivision Tract Map TSTM 2022-0008, subject to the attached Mitigation Monitoring Plan and Conditions of Approval.

Background: The project site is located at the intersection of Hammonton-Smartsville Road and Griffith Avenue; specifically, the south side of Hammonton-Smartsville Road and immediately west of Griffith Avenue. The site is half a mile north from North Beale Road and may be considered as the easterly portion of the Linda Community. The property is currently undeveloped, vacant, and unaddressed (APN: 019-270-029). The project site falls within the County’s outlined Valley Growth Boundary (“VGB”). The 2030 General Plan designation for the property is Valley Neighborhood and the zoning designation as Single Family Residential (“RS”). The “RS” zoning allows a density on the site of three to eight units per acre. The Griffith Ranch subdivision proposes 56 residences on 11.89 acres for a density of 5.26 dwelling units per acre.

The project consists of a tentative subdivision tract map (TSTM) proposing to create 56 residential lots on an 11.89 acre property. The applicants are proposing the TSTM to be comprised of two phases that will be referred to as units for the remainder of this report. Unit 1 proposes 36 lots on 6.97 acres with 5.16 dwelling units per acre. Unit 2 proposes 20 lots on 3.68 acres with 5.43 dwelling units per acre. Lot 36 within Unit 1 is proposed as a residential lot; should it be determined that a detention pond is required, lot 36 will convert to “Lot A”.

Proposed entrance points into the subdivision includes three points of access stemming from the existing road Griffith Avenue. Internally, there are four new streets proposed: Muriel Drive, Dennis Drive, Jeanne Drive, and Vanmiddlesworth Way. All will meet the typical 48 foot residential road width requirement. All roads associated with the subdivision are required to be built to County Urban Local Road standards, per Conditions of Approval. A Vehicle Miles Traveled (VMT) traffic study was prepared by KD Anderson & Associates and submitted by the applicant. The study was prepared to assess significance of potential traffic impact from the proposed subdivision. The study poses mitigation measures to ensure the proposed subdivision is placed within a threshold of less than a significant impact for traffic. Two options for mitigation are as follows below:

1. Construct a bus shelter at the current Hammonton Smartsville Road/Alberta Avenue stop and provide an all weather pedestrian route from the subdivision to the stop, or
2. Work with Yuba Sutter Transit to relocate Route 6 easterly to Griffith Road and construct a bus shelter at a designated stop near the Hammonton Smartsville Road/ Griffith Road intersection.

Consultation with Yuba Sutter Transit Authority was conducted. A comment letter was received from the Transit Authority Agency stating that a bus stop bench and concrete pad would be required, as well as the future addition of a bus shelter when ridership increases to a level that would justify a shelter. It was noted that the exact location of the bus shelter should be jointly determined by transit and County staff in conjunction with the developer prior to or during construction based on site conditions. Comments have been incorporated in the conditions of approval for the project. In relation to water services, all proposed residential lots are required to be connected to Linda County Water District (LCWD) for water and sewer services. The Linda Fire Protection District will provide fire protection services to all lots, as well.

General Plan/Zoning: As previously noted, the subject site is designated on the General Plan Land Use diagram as Valley Neighborhood and is located in the Single-Family Residential Use zoning district. The Valley Neighborhood land use classification is intended to allow a wide variety of residential, commercial, public, and quasi-public uses. As the Valley Neighborhood designation pertains to housing, it is intended to provide for a full range of housing types such as single-family apartments, condominiums, and other types of housing in single-use and mixed-use homes. 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 project is located on a vacant 11.89 acre parcel surrounded by both vacant and developed single-family residential zoned parcels, directly adjacent to the site. This project is considered infill development. Development of the property will utilize the vacant space in this residentially zoned area.

2. *Policy CD2.3 The County will support reinvestment in Linda and Olivehurst that increase local shopping, job, and housing opportunities.*

The project is a 56 lot residential subdivision in the Linda Community; it will provide additional housing opportunities for the area, as well as a source of demand for nearby shops.

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

The project site has the ability to accommodate single-family residences. The subdivision will allow for additional residences to be developed on newly created parcels.

- 4. Policy CD8.12: The County will review and conditionally approve of nonresidential, multi-family, and large single-family projects for compliance with General Plan policy and applicable design guidelines. Large single-family projects are those that propose more than 10 units.*

The project has been reviewed for compliance with the Yuba County General Plan and the Yuba County Development Code and has been determined to be consistent with relevant standards. Furthermore, the residential development will be reviewed for compliance with the “RS” development regulations listed in the Development Code when the developer applies for building permits. The project has also been conditioned to meet all of the landscape standards listed in Development Code Chapter 11.24 *Landscape*.

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

Fees for local service providers and other County related services are collected with each building permit, per home, at time of individual permit application. All 55 new single-family homes will pay into their fair share of impact and service fees. Additionally, Yuba County has a regional traffic impact fee program (South Yuba Transportation Improvement Authority) which monitors traffic operating conditions on a county-wide basis and allocates funds collected under the respective fee program from new developments accordingly. The program requires each home to pay into the impact fees at time of building permit application. Funds will be used to improve adjacent local roads.

- 6. Policy CD12.14: Solid waste service, including recycling, is required for urban land uses developed within the Valley Growth Boundary.*

The project is within the Linda County Water District (LCWD) and is required to connect to their district for public water and sewer services. The County Environmental Health Department has also added conditions of approval to ensure connections to LCWD.

Recyclable solid waste collected by LCWD is taken to a materials recovery facility along State Highway 20, outside of the City of Marysville; all other waste is taken to a Recology landfill along Ostrom Road. The Ostrom Road landfill has a capacity of 41,822,300 cubic yards, and has adequate capacity to serve the project site.

7. *Policy NR10.1: Building placement, grading, and circulation should be planned to retain as much existing native vegetation as feasible, with a priority on preserving existing oak trees that have a diameter at breast height (dbh) of 6 inches or greater and all other trees that have a dbh of 30 inches or greater. The County's policies and standards for fire safety may override consideration of retaining existing vegetation in certain circumstances.*

The site is void of existing or mature oak trees. Additional mitigation language will not be added, as the above policy remains to be upheld.

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

Landscape installation is required in all front yards of new single-family residential parcels with a building permit for a home, as well as along public road frontages, pursuant to Development Code Section 11.24. Landscape plans are submitted and reviewed for approval. Design review is not a requirement in this area. However, local and native plants are promoted and recommended for landscape plans. In addition, the County has adopted the State mandated ordinance for Model Water Efficient Landscaping ("MWELO") found in Development Code Section 11.24.070. MWELO conformance is reviewed with the landscape plans that correspond with each individual building permit.

The "RS" Single-Family Residential zoning district would allow for a mixture of housing types in a low density (up to eight units per acre) setting where public water and sewage facilities are available. The predominant housing type in the "RS" zoning district consists of single-unit dwellings. It also provides a space for community facilities and neighborhood services needed to complement residential areas and for institutions which require a residential environment.

The project is located in the Valley Neighborhood land use designation of the 2030 General Plan. The Valley Neighborhood land use designation allows for both detached and attached single-family residences, small-lot single-family homes, second dwelling units, apartments, condominiums, and other types of housing in single-unit and mixed-use format. The project provides residential development at a density of 5.05 dwelling units per acre, thereby, staying consistent with single-family density residential (up to eight dwelling units per acre) called out in the Development Code for the "RS" zoning district.

The proposed project is consistent with the Valley Neighborhood land use designation and 2030 General Plan policies related to low-density single-family residential housing and new innovated housing products. The project is, also, consistent with all the development standards contained in the Development Code.

Surrounding Uses:

	GENERAL PLAN	ZONING	EXISTING LAND USE
Subject Property	Valley Neighborhood	RS	Vacant
North	Natural Resources	RS	Single-Family Residential
East	Valley Neighborhood	RS	Single-Family Residential
South	Valley Neighborhood	RS	Single-Family Residential
West	Valley Neighborhood	PF & RS	Vacant and Single-Family Residential

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

Tentative Subdivision Tract Map:

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

The project site is designated as Valley Neighborhood on the 2030 General Plan Land Use diagram and is within the “RS” Zoning Designation. The proposed project is consistent with the character of the General Plan and Zoning Designation (See General Plan/Zoning Section above for consistency).

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

The orientation and size of the proposed lots will allow opportunity to align the residence to have a southern exposure and shade/prevaling breezes.

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

The proposed development does not include more than 500 dwelling units and will be connecting to LCWD for water services.

Environmental Review: Staff has prepared a Mitigated Negative Declaration and Mitigation Monitoring Plan (Attachments 4 and 5) pursuant to the California Environmental Quality Act (CEQA) Section 15070(b)(1).

During the initial study of the project, no potential impacts to the environment were identified that could not be reduced through mitigation measures to a level that is less than significant and therefore a Mitigated Negative Declaration (MND) was prepared. The MND discusses the following project impacts and their respective Mitigation Measures:

- Aesthetics: No light spillage.
- Air Quality: FRAQMD Construction standards and Fugitive Dust Control Plan.
- Biological Resources: Minimize adverse effects on sensitive birds' habitat.
- Cultural Resources: Inadvertent discovery of cultural remains and cultural material.
- Hydrology and Water Quality: National Pollution Discharge Elimination (NPDES) Permit and Drainage Plan.
- Tribal Cultural Resources: Inadvertent Discoveries of TCRs.
- Transportation/Traffic: Creation of public transit facility stop to reduce traffic.

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

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

- 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.
- FRAQMD: Requested Standard Construction Phase Mitigation Measures.
- MJUSD: Authority to levy fees on residential projects.
- PG&E: Language and requirement for the offer to dedicate a Public Utility Easements (PUE).
- UAIC: AB-52 Consultation was satisfied and closed with the addition of the unanticipated discoveries mitigation measure.
- Yuba Sutter Transit Authority: Consultation and comments provided have been incorporated into the attached Conditions of Approval.

Attachments:

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

Report Prepared By:

Vanessa Franken

Vanessa Franken

Planner II

County of Yuba

vfranken@co.yuba.ca.us

**BEFORE THE COUNTY OF YUBA
PLANNING COMMISSION**

**RESOLUTION ADOPTING THE MITIGATED)
NEGATIVE DECLARATION AND)
MITIGATION MONITORING PLAN AND) RESOLUTION NO.: _____
APPROVE TSTM 2022-0008 SUBJECT TO)
THE ATTACHED CONDITIONS OF)
APPROVAL)**

WHEREAS, Tejinder Maan, filed an application for a Tentative Subdivision Tract Map to create 56 residential lots on an 11.89 acre property zoned Single Family Residential “RS”, with a General Plan designation of Valley Neighborhood “VN. The unaddressed property is located on the south side of Hammonton Smartsville Road, a mile east of Alberta Avenue and is directly adjacent to Griffith Avenue, in the Linda Community (Assessor’s Parcel Number 019-270-029); and

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

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

WHEREAS, a public hearing was held before the Yuba County Planning Commission on February 15, 2022, to allow the public and interested parties to testify and submit evidence in favor of, or against, the adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and the approval of the Tentative Subdivision Tract Map.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds that the proposed project is consistent with the Land Use Element and other applicable elements of the Yuba County 2030 General Plan as well as with the Yuba County Zoning Map and Development Code.
3. The Planning Commission finds that the project site is physically suitable for the proposed type of development and the proposed density of development.

4. The Planning Commission finds that the proposed project and the conditions under which it would be developed or maintained will promote, protect and secure the public health, safety and general welfare and will result in an orderly and beneficial development of the County.
5. The Planning Commission finds that the project, as conditioned, meets the County design and improvement standards set forth in the Yuba County Development Code.
6. The Planning Commission finds that the project, as conditioned, is in compliance with the Yuba County Development Code.
7. The Planning Commission finds, on the basis of the whole record, no substantial evidence that the project will have a significant effect on the environment, and that the Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis.
8. The project will not cause substantial environmental damage to fish and/or wildlife and their habitats, nor have the potential for adverse effect(s) on wildlife resources or the habitat upon which wildlife depends. A Notice of Determination will be recorded with the County Recorder and Fish and Game Filing Fees will be paid to the County Recorder.

The Planning Commission hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring Plan, incorporated herein by reference and attached hereto as Exhibit A, and approves Tentative Subdivision Tract Map 2022-0008, subject to the Mitigation Measures contained within the Mitigation Monitoring Plan and Conditions of Approval.

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

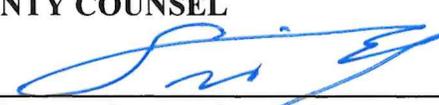
AYES:
NOES:
ABSENT:
ABSTAIN:

**Yuba County Planning Commission
 Chairman**

ATTEST:
Planning Commission Secretary

APPROVED AS TO FORM:
MICHAEL J. CICCOTZI
COUNTY COUNSEL

BY: _____

BY: 

Deputy County Counsel

TENTATIVE SUBDIVISION TRACT MAP TSTM 22-00XX (GRIFFITH RANCH)

COUNTY OF YUBA, CALIFORNIA
MAY 11, 2022

LEGAL DESCRIPTION:
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF YUBA, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:

LOT NO. 13 OF THE "BOYER TRACT, SUBDIVISION NO. 1" AS THE SAID LOTS AND SUBDIVISION ARE LAID DOWN AND DESIGNATED ON THAT CERTAIN SUBDIVISION MAP OF SAID BOYER TRACT SUBDIVISION NO. 1 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YUBA, STATE OF CALIFORNIA IN BOOK 3 OF MAPS, PAGE 25.

COUNTY OF YUBA APPROVAL:
THE COUNTY OF YUBA PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 22-00XX APPROVING TENTATIVE PARCEL MAP NO. 2022-00XX DURING THE PLANNING COMMISSION MEETING ON _____, 2022.

COUNTY OF YUBA DATE: _____

SURVEYORS STATEMENT:
I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER PRELIMINARY TITLE REPORT BY PLACER TITLE COMPANY ORDER NUMBER P-475475 DATED MARCH 2, 2021.



SEAN MINARD, P.E. 52593, P.L.S. 8397

LAND USE SUMMARY

LOT SUMMARY*			
VILLAGE NO. 1 =	36 LOTS**	06.97 AC	5.16 DU/AC
VILLAGE NO. 2 =	20 LOTS	03.68 AC	5.43 DU/AC
SUBTOTAL =		56 LOTS	10.65 AC
HAMMONTON SMARTSVILLE ROAD		00.86 AC	
LOT A - DETENTION POND**		00.00 AC	
(POTENTIAL - WILL USED AS LOT IF NOT NEEDED - 0.15 AC)**			
SUBTOTAL =		00.86 AC	
TOTAL =		11.51 AC	

*ALL ACREAGES AND DENSITIES EXCLUDE MAJOR ROADWAYS. THE MAJOR ROAD IS HAMMONTON SMARTSVILLE ROAD.
**UNIT 1 LOT 36 IS INCLUDED BUT IF IT BECOMES A DETENTION POND WILL BECOME LOT A AND WILL TOTAL 0.15 AC.

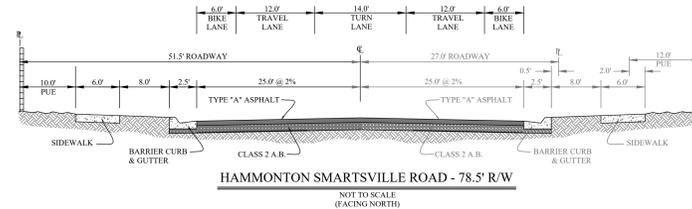
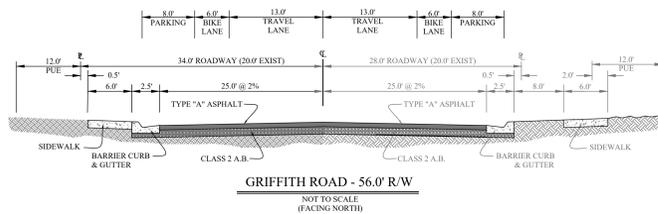
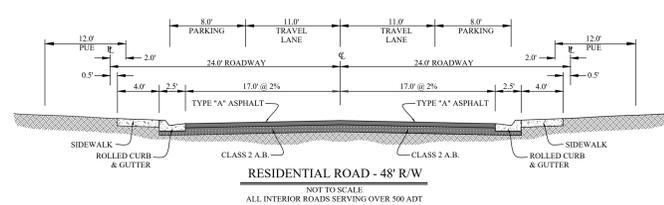
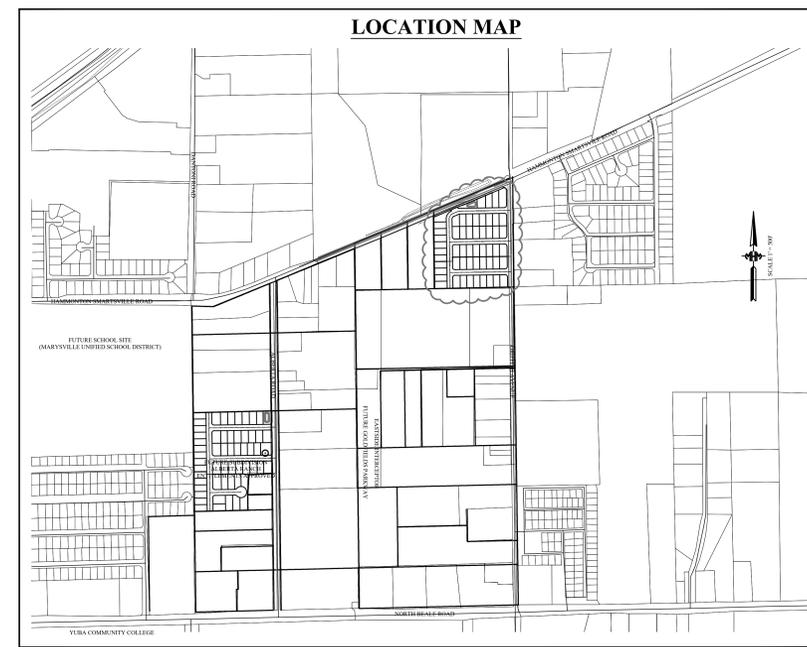


PROJECT NOTES

OWNER TEJINDER MAAN 4090 NICOLAUS ROAD LINCOLN, CA 95648 CONTACT: TEJ MAAN PHONE: (530) 300-7800	AREA OF TENTATIVE MAP 11.51 GROSS ACRE	FIRE PROTECTION LINDA COUNTY FIRE DISTRICT
EXISTING USE VACANT	EXISTING GENERAL PLAN DESIGNATION VALLEY NEIGHBORHOOD	SANITARY SEWER LINDA COUNTY WATER DISTRICT
APPLICANT TEJINDER MAAN 4090 NICOLAUS ROAD LINCOLN, CA 95648 CONTACT: TEJ MAAN PHONE: (530) 300-7800	PROPOSED GENERAL PLAN DESIGNATION VALLEY NEIGHBORHOOD	DOMESTIC WATER LINDA COUNTY WATER DISTRICT
ENGINEER/SURVEYOR MHM INCORPORATED 1204 E STREET, P.O. BOX B MARYSVILLE, CA 95901 CONTACT: SEAN MINARD, P.E., P.L.S. PHONE: (530) 742-6485	EXISTING ZONING RS - SINGLE FAMILY RESIDENTIAL DISTRICT	STORM DRAINAGE COUNTY OF YUBA
ASSESSOR'S PARCEL NO. APN 019-270-029	PROPOSED ZONING RS - SINGLE FAMILY RESIDENTIAL DISTRICT	ELECTRICITY PACIFIC GAS AND ELECTRIC
	LEVEE PROTECTION RECLAMATION DISTRICT NO. 784	NATURAL GAS (OPTIONAL) PACIFIC GAS AND ELECTRIC
	SCHOOL DISTRICT MARYSVILLE UNIFIED SCHOOL DISTRICT	COMMUNICATION AT&T AND COMCAST
		CABLE (OPTIONAL) COMCAST

GENERAL NOTES:

- SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 (A) OF THE SUBDIVISION MAP ACT.
- A 12.0 FOOT PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ON ALL STREETS LOCATED 10 FEET BEHIND SIDEWALK AND 2.0 FEET LOCATED UNDER SIDEWALK. NO PUE SHALL BE PROVIDED ON HENSLEY DRIVE (30 FOOT ACCESS TO MARY AVENUE).
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY, ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
- ALL EXISTING STRUCTURES AND WELLS TO BE REMOVED PRIOR TO CONSTRUCTION.
- STREET TREES SHALL BE PLANTED PURSUANT TO COUNTY OF YUBA STANDARDS. ADDITIONAL DETAIL SHALL BE PROVIDED ON THE IMPROVEMENT PLANS.
- OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.



2 INDICATES PROPOSED PHASE

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

Applicant: Tejinder Maan
APN: 019-270-029

Case Number: TSTM 2022-0008
Public Hearing Date: February 15, 2023

ACTIONS FOR CONSIDERATION: Staff recommends the Planning Commission take the following actions:

- I. After review and consideration, staff has prepared determined the project is exempt from further environmental review pursuant California Environmental Quality Act Section 15315 (Minor Land Division).
- II. Approve Tentative Subdivision Tract Map TSTM 2022-0008 subject to the conditions below, or as may be modified at the public hearing, making the findings made in the Staff Report, pursuant to County of Yuba Title XI Section 11.40.040.

GENERAL CONDITIONS:

- 1) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County prior to filing of the Final Map.
- 2) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.
- 3) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations including the requirements provided by the Subdivision Map Act (Government Code Section 66410 and following) and Chapter 11.15 of the Yuba County Ordinance Code.
- 4) Unless specifically provided otherwise herein, all references to the Final Map, Final Maps, or to the Final Subdivision Map contained herein shall also mean a map or maps prepared for recordation of each phase of development if the project is to be phased.
- 5) Notwithstanding the provisions of any other of these Conditions of Approval, this map cannot be recorded until expiration of the 10-day appeal period which begins the day following the date of approval. The expiration date of the appeal period is February 27, 2023 at 5:00 p.m.
- 6) This tentative map shall expire 36 months from the effective date of approval unless extended pursuant to Chapter 11 of the Yuba County Ordinance Code.

PUBLIC WORKS DEPARTMENT:

- 7) The Public Works Director may reasonably modify any of the Public Works conditions contained herein. The required street widths as stated herein shall take precedence over those as shown on the tentative map.
- 8) Owner shall dedicate to the County of Yuba sufficient right-of-way in fee simple to provide a 44 foot strip of land adjoining the centerline of Griffith Avenue, classed as an Urban Collector Road, lying

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

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within the bounds of this property. Owner shall also provide a 3 foot wall footing and maintenance easement along the back side (lot side) of the masonry wall along Griffith Avenue.

- 9) Owner shall dedicate to the County of Yuba sufficient right-of-way in fee simple to provide a 66 foot strip of land adjoining the centerline of Hammonton-Smartsville Road, classed as an Urban Arterial Road, lying within the bounds of this property. Owner shall also provide a 3 foot wall footing and maintenance easement along the back side (lot side) of the masonry wall along Hammonton-Smartsville Road.
- 10) Road construction along Griffith Avenue fronting this property shall meet the half-width requirements for an Urban Collector Road in conformance with the Yuba County Standard (Drawing No. 102) or as modified by the Public Works Director. Such standard includes curbs, gutters, attached sidewalk, landscaping, and masonry wall. The median shall be substituted for turn pockets/two-way left turn lanes, etc based upon a recommendation from a civil engineer and approval by Public Works.
- 11) Road construction along Hammonton-Smartsville Road fronting this property shall meet the half-width requirements for an Urban Arterial Road in conformance with the Yuba County Standard (Drawing No. 103) or as modified by the Public Works Director. Such standard includes curbs, gutters, detached sidewalk, landscaping, and masonry wall. The median shall be substituted to accommodate the existing roadway layout.
- 12) Muriel Drive, as shown on the Tentative Subdivision Tract Map, shall be a cul de sac on the easterly end to reduce the distance between the Hammonton-Smartsville Road and Griffith Avenue intersections. Pedestrian and emergency access to Griffith Avenue shall be maintained.
- 13) Owner shall provide a streetlight plan for streetlights along Hammonton-Smartsville Road and Griffith Avenue to be approved by the Public Works Department. Streetlights shall be LED type models and be maintained by Pacific Gas & Electric (PG&E). Owner shall maintain all streetlights until accepted by the Public Works Department. Prior to map recordation the Owner shall pay the County for two (2) years of service for the streetlights in accordance with rates (LS-1E) set by PG&E.
- 14) Owner shall provide a streetlight plan for streetlights interior to the subdivision to be approved by the Public Works Department. Streetlights shall be LED type models and be owned and maintained by PG&E.
- 15) Improvement plans, prepared in compliance with Sections 3 and 7 of the Yuba County Standards shall be submitted to and approved by the Public Works Department prior to any construction. The initial submittal shall also include the necessary calculations for all improvements and associated drainage facilities along with the appropriate plan checking fees based upon a preliminary engineer's estimate. The engineer's estimate shall include estimated costs for the construction of the road and drainage improvements, landscaping requirements (if any), and construction staking. Such approvals shall include the alignment and grades of roads and drainage facilities.
- 16) 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.
- 17) Owner's engineer shall submit a written certification to the Public Works Department that the improvements as required by the herein Conditions of Approval have been completed and have been

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

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constructed to the standards required by the Subdivision Ordinance and Standards of Yuba County or as may be approved or modified by the Public Works Department.

- 18) Owner shall submit a Preliminary Soils Report prepared by a registered civil engineer and based upon adequate test borings to the Public Works Department for review in compliance with section 66490 of the Subdivision Map Act. Should such preliminary soils report indicate the presence of critically expansive soils or other soils problems which, if not corrected, would lead to structural defects, a soils investigation of each lot in the subdivision may be required by the decision-making authority (section 11.40.040 (G) of Yuba County Ordinance Code).
- 19) Any improvement work within the County right-of-ways for roadway connections and/or road widening or other improvements shall be accomplished under an encroachment permit issued by the Public Works Department. Improvement plans and associated checking and inspection fees shall be submitted to the Public Works Department for review and approval before any construction will be permitted within the County right-of-way.
- 20) Owner shall warranty all improvements required by these Conditions of Approval for a period of 12 months from the time the improvements are accepted by the Public Works Department and a Notice of Completion is recorded.
- 21) Owner shall provide a one-year warranty bond for all street and drainage improvements required by these conditions of approval. The warranty bond period will commence after the Notice of Completion is recorded.
- 22) Owner shall submit a drainage plan to provide for on-site and off-site storm water drainage for the project, designed by a registered civil engineer, to the Public Works Department for review and approval, prior to any construction. The drainage design for the project shall result in a zero percent increase in the storm water discharge from the project compared to the pre-development state using a 100-year storm event peak discharge. Owner shall construct such approved drainage facilities in order to provide drainage from access roads and lots to acceptable natural drainage courses. In lieu of using the drainage basin on lot 36, as shown on the Tentative Subdivision Tract Map, stormwater shall be discharged to another system such as the County's future eastside interceptor canal or basin located at the intersection of Griffith Avenue and Hammonton-Smartsville Road. The owner's engineer shall include in the drainage plan a verification that the system accepting this stormwater discharge has adequate capacity and confirmation that the system complies with the MS4 requirements as required in the Post-Construction Standards Plan.
- 23) Owner shall comply with all the requirements set forth in the County's *Post-Construction Standards Plan*. Owner shall also comply and be legally responsible for all post-construction requirements contained within the General Permit for Waste Discharge Requirements for storm water discharges from small municipal separate storm sewer systems (Order No. 2013-0001-DWQ). Prior to approval of any improvement plans, owner shall submit to the Public Works Department all pertinent information as required in the County's *Post-Construction Standards Plan*, Section 5.6 for review and approval.
- 24) Prior to the approval of any grading permit or improvement plans, owner must submit documentation demonstrating that all necessary permits and approvals have been obtained, which may include: a 404 permit from Army Corps of Engineers; including Section 7 consultation with the U.S. Fish and Wildlife Service, 401 certification from the Regional Water Quality Control Board, 2081/1602 permit, as necessary, from the California Department of Fish and Wildlife, and pre-construction surveys for

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special status species.

- 25) Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, it is required to obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More information may be found at <http://www.swrcb.ca.gov/stormwtr/construction.html>. Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as described by either the RWQCB or the State Water Regional Control Board (SWRCB). The SWPPP shall describe and identify the use of Storm Water Best Management Practices (BMP's) and must be reviewed by the Yuba County Public Works Department prior to the Department's approval of Improvement Plans or issuance of a Grading Permit for the project. See Yuba County's Stormwater Regulations for Construction Activities Procedures for details. According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and post-construction stormwater management measures for this project shall be in substantial compliance with the SWPPP.
- 26) Owner shall submit an erosion and sediment control plan for the project, designed by a registered civil engineer, to the Department of Public Works for review and approval prior to each phase of construction and/or grading permit. Erosion and sediment control measures shall conform to Section 11 of the Yuba County Improvement Standards and all Yuba County Ordinance Codes. Owner shall implement such erosion and sediment control measures as per the approved plan prior to construction or grading.
- 27) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the final map.
- 28) 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.
- 29) Owner shall name all roads in a manner determined by Chapter 9.70 of the Yuba County Ordinance Code and be approved by the Address Coordinator at the Department of Public Works.
- 30) Owner shall provide all necessary street signs and pavement markings, including, but not limited to, street name signs, stop signs, speed limit signs, stop legends, limit lines, and crosswalks, as required by the Public Works Department.
- 31) Owner shall provide a concrete base or bases for the placement of a centralized mail delivery unit or units within the subdivision as directed by the United States Postal Service. Specifications and location(s) of such base(s) shall be determined pursuant to the applicable requirements of the Postal Service and the Yuba County Department of Public Works, with due consideration for street light location, traffic safety, security and consumer convenience. Such base(s) shall be located within a Public Service Easement. Owner shall provide a letter from the Postal Service to the County Surveyor stating that the location of the centralized mail delivery unit or units comply with their requirements and that they have no objection to the filing of the final map.

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- 32) Approximate centerlines of all perennial streams or ditches within this division shall be shown on the Tentative Map.
- 33) Should a fire suppression system be required by the Fire Safe Planner for compliance with the Yuba County Fire Safe Standards and the latest California Fire Code, which facilities may include a community water supply system, wells, water storage tanks, etc., Owner shall provide easements as necessary for such system for the benefit of each lot within the final map.
- 34) Owner shall provide public service easements as necessary for any existing overhead or underground utilities, sewer lines, waterlines, etc. which may provide service to any or all of the lots being created by this final map. Such easements shall have a minimum width of 10 feet or larger as may be required by the service provider and shall be clearly identified by metes and bounds on the final map. Any relocation or rearrangement of the public service provider's facilities to accommodate this project shall be at the Owner's expense.
- 35) Owner shall be required to pay all taxes, past and current, including those amounts levied as of January 1, but not yet billed, on the property prior to filing the Final Map.
- 36) Owner shall submit a current Preliminary Title Report or Subdivision Map Guarantee, in favor of Yuba County, two (2) check prints of the Final Map, calculations, supporting documentation and map checking fees to the County Surveyor, Department of Public Works for checking, approval and filing of the Final Map. An updated Subdivision Map Guarantee shall be provided 1 week prior to filing the final map with the Yuba County Recorder.
- 37) Upon submitting the Final Map to the County Surveyor for submittal for Final Map approval, the owner's surveyor or engineer shall also provide a copy of the Final Map in a DWG digital format showing lot lines, bearings and distances, lot numbers and street names or additional information as may be required by the Yuba County Assessor.
- 38) Prior to filing the Final Map, the owner shall annex into County Service Area 52 and zone of benefit 52C (provided by Government Code section 25210.1 and following) or other entity acceptable to County to provide for services along Hammonton-Smartsville Road and Griffith Avenue such as road, drainage, masonry wall, landscaping and irrigation maintenance, and other required services on terms and conditions acceptable to the County.
- 39) Owner shall petition to be assessed for County Service Area 70 (CSA 70) prior to filing the Final Map.
- 40) Owner shall have the property surveyed and have corner monuments placed at all lot corners in conformance with requirements of the County Surveyor, chapter 11.41 of the Yuba County Ordinance Code and the California Subdivision Map Act (Government Code section 66410 and following).
- 41) 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.
- 42) All easements of record that affect this property are to be shown on the Final Map.
- 43) Prior to submitting the final map to the Recorder's Office for filing, all outstanding County fees due to the Community Development and Services Agency departments shall be paid in full.

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- 44) Owner shall submit a copy of the final map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures or other requirements. Before the final map can be filed with the Yuba County Recorder, a statement from the Planning Director which states that the final map is found to be in conformity with the Department's conditions of approval, mitigation measures and requirements shall be received by the County Surveyor.
- 45) Owner shall submit a copy of the final map for review by the Environmental Health Department for conformance with the Department's conditions of approval and other requirements. Before the final map can be filed with the Yuba County Recorder, a statement from the Environmental Health Department Director which states that the final map has been found to be in conformity with the Environmental Health Department conditions and requirements and that it is in conformance with the requirements of Chapter 7.07 of the Yuba County Ordinance Code shall be received by the County Surveyor.
- 46) Owner shall submit a copy of the final map for review by the Yuba County Fire Safe Planner to determine conformance with the Planner's conditions of approval, the Yuba County Fire Safe Ordinance and the latest California Fire Code requirements. Before the final map can be filed with the Yuba County Recorder, a letter from the Fire Safe Planner shall be submitted to the County Surveyor which states that the Fire Safe Planner's requirements have been met and that there are no objections to filing the final map.
- 47) Owner shall submit a copy of the final map to the Linda County Water District (LCWD) for review to determine conformance with the LCWD requirements. Before the final map can be filed with the Yuba County Recorder, a letter from the Linda County Water District is to be submitted to the County Surveyor which states that the LCWS requirements have been met and that any public service easements as may be shown on the final map are satisfactory and that there are no objections to filing the final map.
- 48) Owner shall submit a copy of the final map to the Linda Fire Protection District (LFPD) for review to determine conformance with the District's requirements. Before the final map can be filed with the Yuba County Recorder, a letter from the Linda Fire Protection District is to be submitted to the County Surveyor which states that the District's requirements have been met and that there are no objections to filing the final map.

ENVIRONMENTAL HEALTH DEPARTMENT:

- 49) Prior to map recording, owner shall submit to Environmental Health a "Will Serve" letter from Linda County Water District (LCWD) for water and sewer services and facilities for parcel(s) 1-56.
- 50) Prior to building final inspection for occupancy, owner shall connect parcel(s) 1-56 to LCWD for water and sewer services and facilities prior to building permit final inspection for occupancy.
- 51) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
- 52) All existing trash and debris shall be removed from the subject site.
- 53) All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.

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BUILDING DEPARTMENT:

- 54) All improvements to the parcels shall require permits from the appropriate agency and jurisdiction and shall be in compliance with all local and state regulations.
- 55) All new development must meet applicable requirements of the most current adopted version of the California Code of regulations, Title 24 and the Yuba County ordinance Code Title X, which includes, but is not limited to: building, accessibility and fire code requirements.

LINDA FIRE PROTECTION DISTRICT:

- 56) The project proponent shall meet all hydrant requirements of the district.
- 57) The project proponent shall meet all fire apparatus access requirements of the current fire code.
- 58) Owner shall design and construct all fire suppression facilities in conformance with the requirements of the Linda Fire Protection District and the current California Fire Code.

PACIFIC GAS AND ELECTRIC COMPANY:

- 59) The installation of new gas and electric facilities and/or relocation of existing PG&E facilities will be performed in accordance with common law or Rules and Tariffs as authorized by the California Public Utilities Commission.
- 60) Any relocation or arrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense or as agreed by PG&E. There shall be no building of structures allowed under or over any PG&E easements that exist within the subject area.

FEATHER RIVER AIR QUALITY MANAGEMENT DISTRICT:

- 61) Owner shall meet all requirements of the Feather River Air Quality Management District during any project related construction.
- 62) The District recommends that the project prepare a Fugitive Dust Control Plan for the constructional phase of development.
- 63) The project will be responsible during construction phase to adhere to District Rule 3.16 which states that the developer or contractor is required to control dust emissions from earth moving activities, handling, or storage activity from leaving the project site.

PLANNING DEPARTMENT:

- 64) Lot design on the Final Subdivision Map shall be in conformance with the approved Tentative Map as filed with the Community Development Department. The Community Development Director may approve minor modifications to the final configuration; however, the number of lots shall not exceed that is shown on the approved tentative map.
- 65) Satisfy the Mitigation Monitoring Plan for the project in accordance with the California Environmental Quality Act.

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- 66) Should any prehistoric or historic artifacts, including human remains be exposed during construction and excavation operations, work shall cease and the Community Development & Services Agency shall be immediately notified and will ensure adherence to CEQA Guideline Section 15064.5(e). If apparent human remains are exposed, the County Coroner shall be consulted to determine whether any such materials require special treatment prior to resuming construction.
- 67) Prior to the issuance of any building final occupancy permits, the project shall comply with the Noise and Vibration Section from Yuba County General Plan Chapter 6, Public Health and Safety.
- 68) Owner shall provide a Master Landscape Plan for the frontages of Hammonton-Smartsville Road and Griffith Avenue. Landscape plans shall reflect applicable standards from Chapter 11.24 *Landscape*.
- 69) Owner shall ensure all residential fences shall be constructed with steel posts. Prior to issuance of a Final Building Permit, all fence posts on will be inspected.

BROADBAND DEPARTMENT:

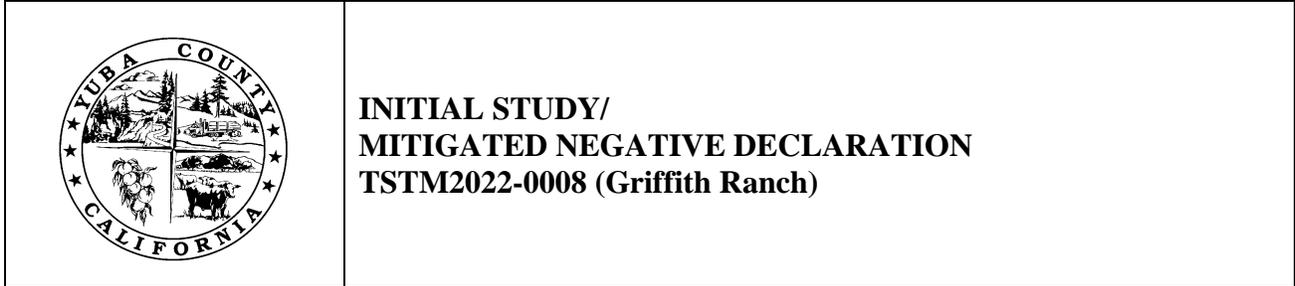
- 70) Owner shall be responsible for giving 60 days notice to AT&T, Comcast, and any other broadband providing entities whose service area overlap with the project, prior to any new construction or development of the project. This requirement shall require the owner to secure a Will-Serve Letter from at least one broadband providing entity whose service area overlap with the project.
- 70) If the requirement to secure a Will-Serve Letter in Broadband COA #1 is not met, the Owner shall be responsible for installing conduit to situate future fiber optic connectivity per 2018 CalTrans Specifications, Section 86-1.02B, as amended dated 4-15-22. Installed conduit shall be sufficient to enable future fiber optic connectivity for each residential parcel.

YUBA SUTTER TRANSIT AUTHORITY:

- 71) Owner shall construct a 4' by 16' concrete pad for the placement of a bus stop bench and future placement of a shelter. Placement of the shelter will be required when ridership increases to a level that would justify the shelter. The exact location of the bus stop bench should be determined jointly by transit and County staff in conjunction with the developer prior to or during construction based on specific site conditions. If consultation is not done prior to subdivision construction, consultation shall be made during the processing of the first building permit. A letter of acknowledgement for the consultation shall be provided to the Planning Department from the owner/Yuba Sutter Transit Authority and will be notated as a final inspection on the first building permit.

Vanessa Franken

Vanessa Franken
Planner II
County of Yuba



Project Title: Tentative Subdivision Tract Map TSTM 2022-0008 (Griffith Ranch)

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

Project Location: Assessor’s Parcel Number: 019-270-029-000

Applicant/Owner: Tejinder Maan
4090 Nicolaus Road
Lincoln, CA 95648

General Plan Designation(s): Valley Neighborhood

Zoning: “RS” Single Family Residential

Contact Person: Vanessa Franken, Planner II

Phone Number: (530) 749-5685

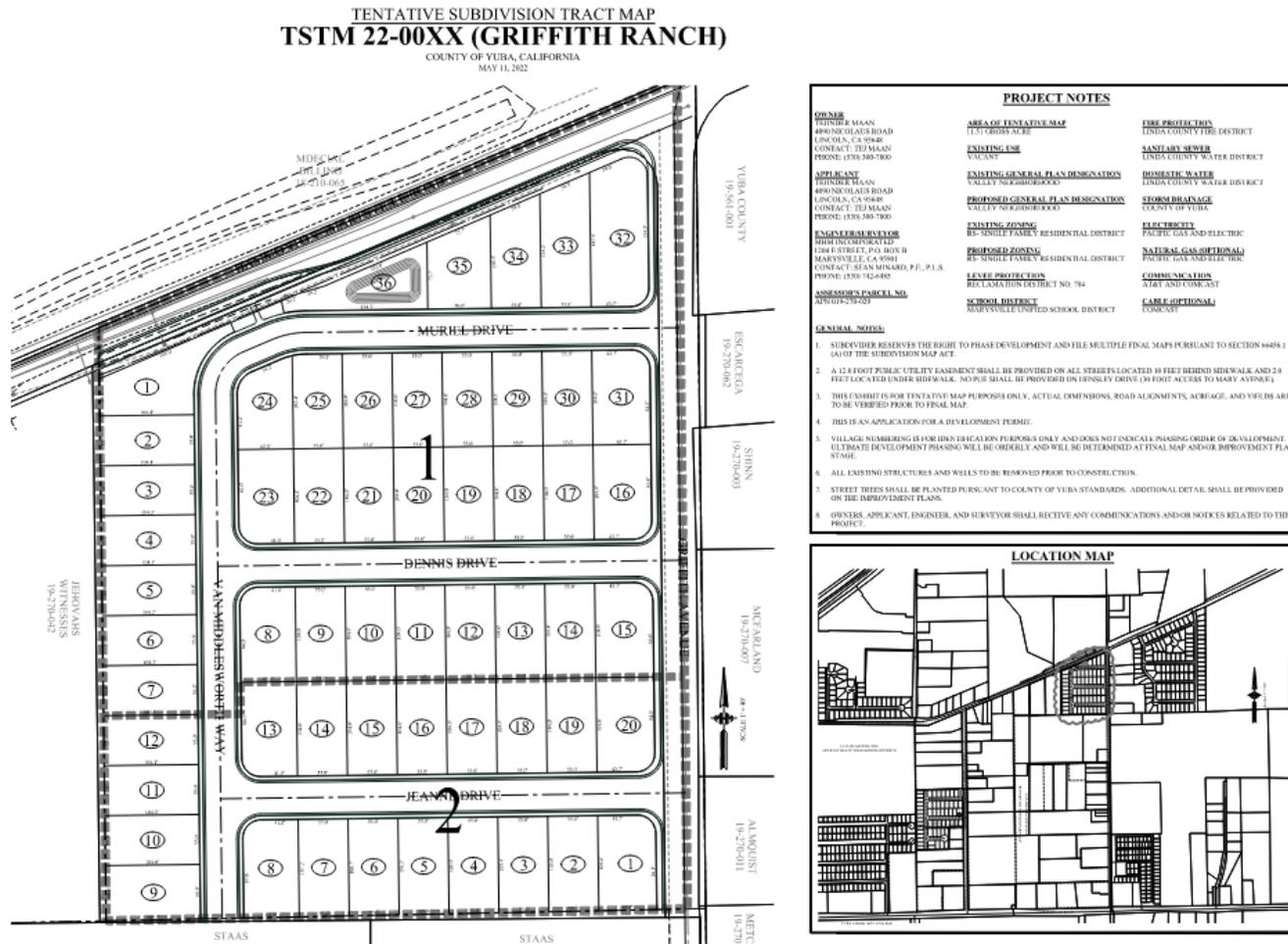
Date Prepared: December 2022

Project Description

The project consists of a tentative subdivision tract map that would create 56 residential lots on an 11.89 acre property. The project site is located on the south side of Hammonton Smartsville Road, a mile east of Alberta Avenue and is directly adjacent to Griffith Avenue. The proposed project is roughly a mile north from North Beale Road and Goldfields Parkway. The property is currently vacant and has no address (APN: 019-270-029). The 2030 General Plan designates the land use as Valley Neighborhood and the zoning as “RS” Single Family Residential. The Griffith Ranch subdivision proposes 56 residences on roughly 11.28 acres, of the 11.89 acres, for a density of 4.70 dwelling units per acre. The “RS” zoning allows a density on the site of 3 to 8 units per care.

The property is currently undeveloped and vacant. Access into the subdivision is proposed by three new roads; Muriel Drive, Dennis Drive and Jeanne Drive. All roads stemming from Griffith Avenue. In addition, one new internal street is proposed: Vanmiddlesworth Way. All roads will be required to be constructed to County Urban Local Road standards, as stated within the Conditions of Approval associated with the map. All roads will meet the 48 foot residential road width requirements. All proposed parcels will be required to connect to Linda County Water District (LCWD) for water and sewer services and the Linda Fire Protection District will provide fire protection services.

Figure 1: Tentative Subdivision Tract Map



Environmental Setting

The project area consists of approximately 11.89-acres of land located immediately adjacent to the west side of Griffith Avenue, a short distance north of North Beale Road and Goldfields Parkway, within the community of Linda, Yuba County, within northern California. The Action Area is located on the U.S Geographical survey (USGS) Yuba City 7.5-minute topographical quadrangle, Township 15 North, Range 4 East, New Helvetia Land Grant. The center of the Action Area is approximately 39.1365110N, -121.5249663W.

The project area consists of northern Sacramento Valley lands located approximately 1.5- miles southeast of the Yuba River, within a basin that receives winter storm runoff from a significant watershed. 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 nearly vertical with an elevation averaging approximately 70- feet above sea level. The region is characterized by a Mediterranean climate, with cool, rainy winters and hot, arid dry summers. The average annual temperature for the project area ranges from 51- 75°F, with the hottest temperatures occurring in July/August, 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.

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

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

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Environmental Factors Potentially Affected:

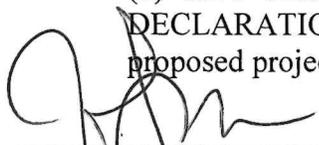
The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages:

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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



Planner's Signature
Vanessa Franken, Planner II

12/29/22

Date



Applicant's Signature
Tejinder Maan

12/29/22

Date

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Tentative Subdivision Tract Map TSTM 2022-0008 (Griffith Ranch), as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Mitigated Negative Declaration.

EVALUATION OF ENVIRONMENTAL IMPACTS

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

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Discussion/Conclusion/Mitigation:

a) & b) The project area consists of single family homes. The project site provides no prominent views to or from adjacent residences, public roadways, or officially recognized scenic vistas. View sheds are primarily within the boundaries of the project; impacts to scenic resources and vistas would not be affected resulting in *less than significant impact*.

c) It is acknowledged that aesthetic impacts are subjective and may be perceived differently by various affected individuals. Nonetheless, given the urbanized environment in which the project is proposed, it is concluded that the project would not substantially degrade the visual character or quality of the project site or vicinity. A *less than significant impact* will result.

d) Outdoor lighting is proposed in conjunction with the residential use. General Plan policy 122-LUP directs new development to minimize light and glare through application of several measures, including careful siting of illumination on a parcel, screening or shielding of light at the source, use of vegetative screening, use of low intensity lighting, lighting controlled by timing devices or motion-activated lighting. To implement this policy, mitigation measure 1.1 is recommended for the project:

Mitigation Measure 1.1 Exterior Lighting

All exterior lighting shall be directed downwards and away from adjacent properties and rights of way. Lighting shall be shielded such that the element is not directly visible, and lighting shall not spill across property lines.

Implementation of the above mitigation measure would ensure that potential impacts from outdoor lighting would be reduced to a *less than significant level with mitigation incorporated*.

II. AGRICULTURE AND FORESTRY RESOURCES

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

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

Discussion/Conclusion/Mitigation:

a) The Yuba County Important Farmland Map from 2016, prepared by the Department of Conservation’s Farmland Mapping and Monitoring Program, classifies the project site as “Other Land” which is defined as any other mapping category. Common examples include low density rural developments, such as the proposed project. Moreover, 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 Single Family Residential “RS”, which allows for low density residential 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) & d) The property is not zoned for or used as forestry land. The project would result in ***no impact***.

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

III. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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 56 lot 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 was re-designated as non-attainment-transitional status for state and national (one and eight hour) air quality standards for ozone, and state standards for particulate matter less than 10 microns in diameter (PM10). The County is in attainment or unclassified status for all other pollutants for which standards have been established.

Under the guidelines of FRAQMD, projects are considered to have a significant impact on air quality if they reach emission levels of at least 25 pounds per day of reactive organic gases (ROG), 25 pounds per day of nitrogen oxides (NOx), and/or 80 pounds per day for PM10. ROG and NOx are ingredients for ozone. Also, 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. 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 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
- Shall adhere to District Rule 3.16, which states that the developer or contractor is required to control dust emissions from earth moving activities, handling, or storage activity from leaving the project site.
- 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 subdivision tract map that would allow the creation of 56 single-family 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. Therefore, impacts on emissions would be *less than significant*.

d) 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*.

e) The proposed subdivision is located in an area of residential development with an allowable density of 3-8 dwelling unit per parcel. As mentioned previously, the addition of 56 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*.

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

Discussion/Conclusion/Mitigation:

a) & b) A review of the US Fish and Wildlife Services revealed that no critical habitat for sensitive fish or mammal species would be impacted by this project. The site is relatively flat with native/annual grasses. The project site is within Swainson's hawk foraging habitat and other various special/native habitat species based on CNDDDB records. The area is quoted to be suitable nesting habitat for these species of bird with Mitigation Measure 4.1 added below. However, there are no trees of protected species notated on site that are proposed to be removed. Additional target species, including natural communities, special status plant and wildlife species, were included in Staff's biological assessment.

Nesting birds are protected under the MBTA (16 USC 703) and the CFWC (3503). The MBTA (16 USC §703) prohibits the killing of migratory birds or the destruction of their occupied nests

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

Mitigation Measure 4.1 Minimize Take and Adverse Effects on Habitat of Swainson’s Hawk and White-Tailed Kite

If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the project proponent will retain a qualified biologist to conduct preconstruction surveys for active nests consistent, with guidelines provided by the Swainson’s Hawk Technical Advisory Committee (2000) between March 15 and August 30 within 15 days prior to the beginning of the construction activity. The results of the survey will be submitted to the California Department of Fish & Wildlife (CDFW). If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist will monitor the nest and will, along with the project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson’s hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior. For activities that involve pruning or removal of a potential Swainson’s hawk or white-tailed kite nest tree, the project proponent will conduct preconstruction surveys that are consistent with the guidelines provided by the Swainson’s Hawk Technical Advisory Committee (2000). If active nests are found during preconstruction surveys, no tree pruning or removal of the nest tree will occur during the period between March 1 and August 30 within 1,320 feet of an active nest, unless a qualified biologist determines that the young have fledged and the nest is no longer active.

Therefore, there would be *a less than significant impact with Mitigation Measures*.

c) & d) The property is not located within a federally protected wetland and an Essential Fish Habitat (EFH) that would allow for substrate necessary to fish for spawning, breeding, feeding, or growth to maturity (Magnuson-Stevens Fishery Conservation and Management Act (MSA) §3). There is no habitat within the Project Area that provides "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).

The nearest water feature is 600 feet to the north of the property. Pursuant to Action NR5.3 Wetlands and Riparian Buffers, the County requires buffering to protect those habitats. Setbacks range from 33 to 150 feet in width – the project location exceeds the buffer setback and therefore will not impact the water feature. Therefore there is no EFH or the need for federal fisheries consultation and there is a *less than significant* impact.

e) There would be no conflicts with General Plan policies regarding Mitigation of biological resources. The County has no ordinances explicitly protecting biological resources. Therefore, there is *no impact*.

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. Therefore, there is *no impact*.

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

Discussion/Conclusion/Mitigation:

a), b) & c) No archaeological resources or paleontological resources are known or expected to exist on the project site. The project site does not fall within an area of indigenous sensitivity. No significant historical resources/unique archaeological resources are present within the project area and no significant historical resources/unique archaeological resources will be affected by the undertaking, as presently proposed. If cultural resources are uncovered during the course of project development and construction, grading and other related site preparation work shall cease and the site shall be examined by a qualified historian or archaeologist for protection or preservation. In the event that paleontological resources are discovered, mitigation measures, **MM5.1** and **MM5.2** shall be implemented.

d) There are no known burial sites within the project area. If human remains are unearthed during future development, the provisions of California Health and Safety Code Section 7050.5 and **MM 5.1** and **MM5.2** shall apply. Under this section, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition, pursuant to California Public Resources Code Section 5097.98.

For these reasons, cultural resources in the project area are *less than significant with the following mitigation measures:*

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				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<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) While the project will introduce 57 new homes and increase energy consumption, compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are net resulting in *less than significant impacts*.

VII. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 residential properties and has will be used for residential purposes. The project is within the Linda County Water District (LCWD) and is required to connect to their district for public water and sewer. Through implementation of the County Environmental Health Department conditions of approval and connections to LCWD, the project would result in a *less than significant impact* to wastewater.

VIII. GREENHOUSE GAS EMISSIONS

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

Discussion/Conclusion/Mitigation:

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

In 2006, the California State Legislature adopted 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 and Climate Change policies within the Public Health and 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
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a), b) & 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. The closest school site is Yuba College, which is roughly 0.5 miles southwest from the project site.

Impacts would be less than significant due to the fact that this project would not produce or create significant hazardous materials.

d) The project site is not located on a site included on a list of hazardous materials sites compiled pursuant to [Government Code Section 65962.5](#). The site has historically been used for agricultural/ranching activities and is currently 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) & 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) There are four new internal roads within the proposed subdivision: Muriel Drive, Dennis Drive, Jeanne Drive, and Vanmiddlesworth Way. All of the new roads will connect from the existing road of Griffith Avenue. These new roads and associated road improvements would not 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 not located in a high wildlife fire hazard severity zone as reported by the Cal Fire 2008 Fire Hazard Severity Zones map. The property is within the jurisdiction of the Linda Fire Protection District, who will respond to fire emergencies within the project site. For this reason, the impact would be ***less than significant***.

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

Discussion/Conclusion/Mitigation:

a) The project would not require the use of septic tanks, as it would require any new residences built by the project to connect to public sanitary sewer services. As a result, the project would not violate water quality standards or waste discharge requirements with regards to sewage disposal. There would be a *less than significant impact*.

b) The project design proposes a connection to the existing municipal water system, and would not use individual wells. The Linda County Water District (LCWD) has sufficient water service to provide service to the project. The applicant will be required to adhere to all rules and regulations governing water service hook-up. While the project would introduce impervious

surfaces, which has the potential to alter recharge patterns, storm water drainage is proposed through the use of gutters on the new public roads, therefore percolation and groundwater recharge activity would remain generally unchanged. There would be a *less than significant impact*.

c) i) The project will result in the disturbance of approximately 11.28 acres of vacant land. The project will result in a total of 56 single-family residences along with accompanying streets, driveways, and open space. The project will involve the grading of the entire site.

The project site is 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 shall be incorporated to reduce any substantial siltation or erosion.

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.

There would be a *less than significant impact with mitigation incorporated*.

ii-iv) The project would introduce impervious surfaces through the addition of 56 single-family residences and accompanying roads and driveways. This has the potential to generate higher run-off rates that could potentially cause flood either on or off site. Mitigation Measure 10.2 is recommended to reduce any potential flooding on or off site to a less than significant level.

Mitigation Measure 10.2 Drainage Plan

Prior to recordation of a Final Map, a plan for a permanent solution for drainage shall be submitted to and approved by Yuba County and the Public Works Division. The drainage and improvement plans shall provide details relative to drainage, piping, and swales. Further, the Drainage Plan shall specify how drainage waters shall be detained onsite and/or conveyed to the nearest natural or publicly maintained drainage channel or facility

and shall provide that there shall be no increase in the peak flow runoff above existing conditions.

There would be a *less than significant impact with mitigation incorporated*.

d) The project is not located within a 100-year flood plain, it is 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.

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

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

Discussion/Conclusion/Mitigation

a) and b) The project site is within an area of urban development within the Linda Community of 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 Single Family Residential (RS) zone and Valley Neighborhood general plan designation by creating parcels 56 parcels on 11.28 acres of an 11.89 acre in size site. The RS zone allows a density of 3-8 units per acre – the applicants are proposing approximately 5 units per acre (56 units/11.89 acres = 4.70 units per acre). Moreover, 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Discussion/Conclusion/Mitigation:

a) The creation of 56 single family residential lots would create a permanent increase in ambient noise levels in the project vicinity above currently existing levels. However, these permanent noise levels would be residential in nature and similar to those noises created from other surrounding residential uses.

The project would create temporary or periodic increases in ambient noise levels in the vicinity during construction. However, Article 3 of Chapter 8.20 of the Yuba County Ordinance Code governs construction related noise. It states, "It shall be unlawful for any person within a residential zone, or within the radius of 500 feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of 10:00 p.m. of one day and 7:00 a.m. of the following day in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance unless a permit has been duly obtained beforehand from the Director of the Community Development Department as set forth in Section 8.20.710 of this chapter. No permit shall be required to perform emergency work as defined in article 1 of this chapter." With the incorporated standard requirements impacts related to construction noise shall be *less than significant*.

b) The creation of 56 single family residential lots and their continued operation as single family homes would not expose persons to excessive noise levels or excessive groundborne vibration or groundborne noise levels in excess of standards established in the local general plan or noise ordinance. There would be *no impact*.

c) As mentioned previously, the project site is not 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. There would be *no 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 will result in an increase in population in the immediate area as the project proposes the construction of 56 single-family residences where none currently exist. Based on 2.9 people per dwelling unit, this will result in a population increase of roughly 162 people within the project area. As discussed in Land Use and Planning Section, the property is zoned Single Family Residential (RS), which allows a density of 3-8 units per acre – the applicants are proposing approximately 5 units per acre (56 units/11.89 acres = 4.70 units per acre). Therefore, this project will result in a density that is planned for this property. Therefore, the impact would be *less than significant*.

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

XV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Linda Fire Protection District and new development is required to install fire hydrants and water main extensions, paid for by the individual developer. At the time building permits are issued, fire fees are paid on a per square footage basis. The fees are established by the District to offset the cost of providing additional fire suppression. The project will be conditioned to comply with all requirement of the Linda Fire Protection District. Based on the collection of fees, any impacts the project may have on Fire protection are expected to be less than significant. The increased fire protection capability of the Linda Fire Protection District will not cause significant environmental impacts. With the payment of fire fees and adherence to the requirements from the Yuba County Development Code and Fire Codes, impacts to fire protection would be *less than significant*.

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

c) Marysville Joint Unified School District (MJUSD) was consulted during early consultation of this project. MJUSD has stated their facilities do not have the capacity to absorb the new students from the project and that new development proposals must mitigate the impacts proportional to the intensity of the development. The Board adopted Resolution No. 2019-20/31, authorizing the County to levy a fee, charge, dedication, or other form of requirement against residential development projects for the purpose of funding the construction or

reconstruction of school facilities. Specifically, the purpose of the fees is to finance the construction and reconstruction of school facilities in order to provide adequate school facilities for the students of the District. The resolution states that the maximum fee is \$4.08 per square feet for residential development. For this reason, the proposed development will be paying its fair share of school fees to pay for the construction of new school facilities. With the incorporated standard requirement for school fees, impacts related to schools would be *less than significant*.

d) The project involves the construction of 56 single-family residences. Thus, it would generate an additional demand for parks and recreational facilities. As discussed in above in the Public Services section, the project will addresses the impacts from the increased usage through a combination of 0.812 acres of parkland dedication or the payment of in-lieu fees. The dedication of parkland and/or the payment of in-lieu fees will ensure that parkland dedication for the proposed project is in compliance with the Yuba County standard of 5 acres per 1,000 population. Compliance with Yuba County parkland dedication requirement will ensure that substantial deterioration of recreational facilities would not occur. 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) & b) The project would result in a small increase in the use of neighborhood and regional parks, and would 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). As mentioned previously, there will be 0.812 acres of parkland dedication required for this project. 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 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"/>	<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"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a) The 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) A Vehicle Miles Traveled (VMT) Impact Analysis was conducted for the project by Kenneth Anderson from KD Anderson & Associates, Inc. in August, 2022. Here is a summary of the study:

Level of Service and Vehicle Miles Traveled (VMT)

Level of Service (LOS) has been used in the past in California Environmental Quality Act (CEQA) documents to identify the significance of a project’s impact on traffic operating conditions. As noted in the California Governor’s Office of Planning and Research (OPR) document *Technical Advisory on Evaluating Transportation Impacts in CEQA* (California Governor’s Office of Planning and Research 2018),

“Senate Bill 743 (Steinberg, 2013), which was codified in Public Resources Code section 21099, required changes to the guidelines implementing CEQA (CEQA Guidelines) (Cal. Code Regs., Title 14, Div. 6, Ch. 3, § 15000 et seq.) regarding the analysis of transportation impacts. OPR has proposed, and the California Natural Resources Agency (Agency) has certified and adopted, changes to the CEQA Guidelines that identify vehicle miles traveled (VMT) as the most appropriate metric to evaluate a project’s transportation impacts. With the California Natural Resources Agency’s certification and adoption of the changes to the CEQA Guidelines, automobile delay, as measured by “level of service” and other similar metrics, generally no longer constitutes a significant environmental effect under CEQA. (Pub. Resources Code, § 21099, subd. (b)(3).)”

VMT Methods and Significance Criteria

The OPR *Technical Advisory* provides general direction regarding the methods to be employed and significance criteria to evaluate VMT impacts, absent polices adopted by local agencies. The directive addresses several aspects of VMT impact analysis, and is organized as follows:

- **Screening Criteria:** Screening criteria are intended to quickly identify when a project should be expected to cause a less-than-significant VMT impact without conducting a detailed study.
- **Significance Thresholds:** Significance thresholds define what constitutes an acceptable level of VMT and what could be considered a significant level of VMT requiring mitigation.
- **Analysis Methodology:** These are the potential procedures and tools for producing VMT forecasts to use in the VMT impact assessment.
- **Mitigation:** Projects that are found to have a significant VMT impact based on the adopted significance thresholds are required to implement mitigation measures to reduce impacts to a less than significant level (or to the extent feasible).

Screening Criteria. Screening criteria can be used to quickly identify whether sufficient evidence exists to presume a project will have a less than significant VMT impact without conducting a detailed study. However, each project should be evaluated against the evidence supporting that screening criteria to determine if it applies. Projects meeting at least one of the criteria below can be presumed to have a less than significant VMT impact, absent substantial evidence that the project will lead to a significant impact.

- **Small Projects:** Defined as a project that generates 110 or fewer average daily vehicle trips.
- **Affordable Housing:** Defined as a project consisting of deed-restricted affordable housing.
- **Local Serving Retail:** Defined as retail uses of 50,000 square feet or less can be presumed to have a less than significant impact.
- **Projects in Low VMT-Generating Area:** Defined as a residential or office project that is in a VMT efficient area based on an available VMT Estimation Tool. The project must be consistent in size and land use type (i.e., density, mix of uses, transit accessibility, etc.) as the surrounding built environment.
- **Proximity to High Quality Transit:** The directive notes that employment and residential development located within ½ mile of a high-quality transit corridor offering 15-minute headways can be presumed to have a less than significant impact.

Screenline Evaluation. The extent to which the proposed project's VMT impacts can be presumed to be less than significant has been determined based on review of the OPR directive's screening criteria and general guidance.

The OPR *Small Project* criteria is not applicable to this project. Table 1 notes the Griffith Ranch Subdivision trip generation estimate.

Land Use	Unit	Daily Trip Per Unit	Quantity	Daily Trips
Single-family Residence	Dwelling unit (du)	9.44	56 du's	529

The project is projected to generate 529 daily vehicle trips. As the 110 ADT threshold for automobiles is exceeded, the project's VMT impacts cannot be presumed to be less than significant based on this criteria.

The OPR directive provides this explanation for a Presumption of Less Than Significant Impact for *Affordable Residential Development*.

Adding affordable housing to infill locations generally improves jobs-housing match, in turn shortening commutes and reducing VMT.^{24,25} Further, “low-wage workers in particular would be more likely to choose a residential location close to their workplace, if one is available.” In areas where existing jobs-housing match is closer to optimal, low income housing nevertheless generates less VMT than market-rate housing. Therefore, a project consisting of a high percentage of affordable housing may be a basis for the lead agency to find a less-than-significant impact on VMT. Evidence supports a presumption of less than significant impact for a 100 percent affordable residential development (or the residential component of a mixed-use development) in infill locations. Lead agencies may develop their own presumption of less than significant impact for residential projects (or residential portions of mixed use projects) containing a particular amount of affordable housing, based on local circumstances and evidence. Furthermore, a project which includes any affordable residential units may factor the effect of the affordability on VMT into the assessment of VMT generated by those units.

The proposed Griffith Ranch Subdivision is not designated as an affordable housing development, and based on OPR guidance, its VMT impact cannot be presumed to be less than significant based on this screen line criteria.

The Sacramento Area Council of Governments (SACOG) has identified *Low VMT generating locations* within this region, including Yuba County. The Alberta Ranch Subdivision location within SACOG region was determined, and the per capita VMT characteristics of the existing residences in this area of Yuba County was identified, as

noted in Table 2. As shown, the Yuba County average per capita VMT rate for residences is 26.91 vehicles miles per day. The location primarily containing the Griffith Ranch Subdivision has a rate of 23.77. The OPR recommended goal for unincorporated Yuba County would be a 15% reduction, or 22.87. Thus, the project is located in a defined Low VMT generating region that meets the goal, and the project’s impact can be presumed to be less than significant under this screen line criteria.

TABLE 2 PER CAPITA VMT CHARACTERISTICS				
SACOG Regional Average	Yuba County Average	15% reduction from Yuba County Average	Griffith Ranch Subdivision Area	Reduction Greater than
20.82	26.91	22.87	23.37	yes
https://sacog.maps.arcgis.com/apps/Compare/index.html?appid=ec67f920461b461f8e32c6a5c3dd85cf				

Proximity to High Quality Transit, which requires service on 15-minute headways. Yuba-Sutter Transit offers fixed route service for Yuba County, information is available at their website.

- https://www.yubasuttertransit.com/files/2166f9b24/YST_Ride+Guide_09-01-20+v3.pdf
- <https://www.yubasuttertransit.com/trip-planning-tool>

These routes serve the general area of the project.

Route 1: Yuba City to Yuba College links the Alturas Avenue / Shasta Avenue terminal with Yuba College. This route runs on 30 minute headways from 6:30 a.m. to 6:30 p.m.

Route 3: Olivehurst to Yuba College connects the college with this Yuba County community west of SR 70 on 30 minute headways from 6:00 a.m. to 6:00 p.m.

Route 6: Linda Shuttle circles the community on one hour headways with connections to Routes 1 and 3. As indicated in the attached system map, Route 6 follows a “loop” along Hammonton Smartsville Road, Alberta Avenue and N. Beale Road. The system map indicates an unimproved stop is designated at the Hammonton Smartsville Road / Alberta Avenue intersection about 1,500 feet from the project.

The accepted criteria for a location with “High Quality” Transit is within ½ mile of a transit line operating on 15-minute headways. Route 6’s headways do not meet that requirement, and additional transit lines near Yuba College are more than a mile away. The VMT impacts of Griffith Ranch Subdivision cannot be presumed to be less than significant under this criterion.

VMT Analysis. The Griffith Ranch Subdivision project’s VMT impacts cannot be presumed to be less than significant under OPR screening criteria. However, because the per capita VMT characteristics of the site are near to the 15% reduction level, the extent to which mitigation measures could reduce the project’s potential VMT impact

was considered.

As shown in Table 3, the project's per capita VMT rate of 23.37 is 0.50 above the level of the 15% VMT reduction from average. Reducing the rate by 0.50 is equivalent to a 2.2% lowering in project VMT. The project's VMT impact could be considered to be less than significant with implementation of measures that reduce project VMT by more than 2.2%.

<i>Average Per Capita VMT</i>		<i>Additional Reduction Needed to achieve 15% Goal</i>	<i>Additional Percent Reduction</i>
<i>Griffith Ranch Subdivision Area</i>	<i>15% reduction from Unincorporated Yuba County Average</i>		
23.37	22.87	0.50	2.2 %
https://sacog.maps.arcgis.com/apps/Compare/index.html?appid=ec67f920461b461f8e32c6a5c3dd85cf			

Mitigation Alternatives. Various potential measures for reducing project level VMT are conceptually available, and absent adopted standards the relative effectiveness of these measures is often guided by the publication *Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures*¹. While this report addresses reduction in GHG, its methods dealing with transportation are applicable to VMT as well. The executive summary of that report notes:

This report on *Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures* was prepared by the California Air Pollution Control Officers Association with the Northeast States for Coordinated Air Use Management and the National Association of Clean Air Agencies, and with technical support from Environ and Fehr & Peers. It is primarily focused on the quantification of project-level mitigation of greenhouse gas emissions associated with land use, transportation, energy use, and other related project areas. The mitigation measures quantified in the Report generally correspond to measures previously discussed in CAPCOA's earlier reports: CEQA and Climate Change; and Model Policies for Greenhouse Gases in General Plans. The Report does not provide policy guidance or advocate any policy position related to greenhouse gas emission reduction.

While the list of hypothetical mitigations may be broad, relatively few would be considered to be practical or effective in this area of unincorporated Yuba County. However, due to the presence of Yuba Sutter Transit's Route 6, measures to increase the use of transit could be applicable. As noted earlier, Route 6 does pass through the Hammonton Smartsville Road / Alberta Avenue

intersection roughly 1,500 feet from the project. To increase use of transit and reduce project VMT the project proponents could:

1. Construct a bus shelter at the current Hammonton Smartsville Road / Alberta Avenue stop and provide an all-weather pedestrian route from the subdivision to the stop, or
2. Work with Yuba Sutter Transit to relocate Route 6 easterly to Griffith Road and construct a bus shelter at a designated stop near the Hammonton Smartsville Road / Griffith Road intersection.

Both of these mitigations would provide shelter for waiting transit riders and ensure that a safe path of travel is available between Griffith Ranch and a transit boarding location.

Mitigation Effectiveness. The extent to which project VMT impacts may be reduced by this mitigation measure to a level that is not significant has been considered within the context of available information. No analytical method exists to precisely calculate the VMT reduction in these circumstances. An opinion of reduction effectiveness has been provided based on two considerations:

- Comparison of average VMT characters of residences in the area west of the project along Route 6, and
- CAPCOA guidelines.

Review of SACOG / VMT mapping data reveals that the per capita VMT for residences near the Hammonton Smartsville Road / Alberta Avenue intersection is 15.05. The area satisfies the 15% reduction goal, and its rate is 36% below that reported for the hexagon containing the Griffith Ranch site about 0.6 miles away. While not all of that reduction may be attributed to proximity to Route 6, it is reasonable to assumed that it is a factor.

Because all circumstances differ, the CAPCOA public presents a range of potential effectiveness for all VMT mitigations derived from available sources. For the general mitigation of “Increase Transit Availability” CAPCOA notes a general range of effectiveness of 0.5 – 24.6% VMT reduction, However reduction at the upper end is clearly limited to transit oriented developments in urban settings where transit opportunities are prevalent.

Both of these factors support the assumption of a modest reduction in per capita VMT due to the improved transit facilities identified above. It is reasonable to conclude that the Griffith Ranch Subdivision’s VMT would be reduced by more than 2.2% as a result, and would then fall with the value that provides a 15% reduction from the average for unincorporated Yuba County.

Conclusion

The Griffith Ranch Subdivision is located within an area of Yuba County where residences generate per capita regional VMT at a rate that is very close to being 15% less than of the current average for unincorporated Yuba County. Mitigation has been identified to improve access to transit and reduce project VMT. With mitigation development of the project will help Yuba

County achieve the overall state goal for a 15% reduction in total VMT, and the project's impact on VMT would not be significant.

Therefore, the addition of 56 parcels will cause a *less than significant with mitigation* for transportation impacts.

Mitigation Measure 11.1 VMT Reduction

As a condition of the Map, and to be fulfilled at the time of the first building permit application, the property owner or applicant shall satisfy one of the two mitigation options:

1. Construct a bus shelter at the current Hammonton Smartsville Road / Alberta Avenue stop and provide an all-weather pedestrian route from the subdivision to the stop, or
2. Work with Yuba Sutter Transit to relocate Route 6 easterly to Griffith Road and construct a bus shelter at a designated stop near the Hammonton Smartsville Road / Griffith Road intersection.

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

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

The UAIC provided a no comment response to the Early Consultation request on July 08, 2022. Standard unanticipated discoveries mitigation measures will be included. The mitigation measures discussed are intended 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 Unanticipated/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.

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.

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

Discussion/Conclusion/Mitigation:

a) The project will receive water and wastewater service by the Linda County Water District (LCWD). The district has indicated that adequate water capacity and wastewater treatment capacity exists to serve the proposed project. All required infrastructure expansions will be located in the existing right-of-way and will therefore create a *less than significant impact*.

b) The construction of 56 homes will involve the use of the existing water supplies, however no significant impacts related to the adequacy of the water supply for the project were identified during the course of the project review. Since no major concerns have been expressed, any impact related to water supply is expected to be *less than significant*.

c) LCWD will provide wastewater treatment. The project has been conditioned to ensure that the utility district will receive adequate funding from the project to provide for any needed future expansion of the wastewater treatment facilities. For this reason, there will be a *less than significant impact*.

d) & e) LCWD will continue to provide service to the 56 lots. Recyclable solid waste collected by LCWD is taken to a materials recovery facility on State Route 20, outside of the City of Marysville, and all other waste is taken to a landfill on Ostrom Road. The Ostrom Road landfill has a capacity of 41,822,300 cubic yards, and has adequate capacity to serve the project site. The

project will have a minimal effect on these facilities and the impact would be *less than significant*.

XX. WILDFIRE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 not located within a State Responsibility Area established by CalFire. All homes will be required to meet current Building Code requirements for sprinkler systems and other design features to reduce fire risk. 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***. 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 site has been identified in the General Plan and Zoning Designation for residential development. Therefore, the project is considered to have a ***less than significant impact***, or cause cumulatively considerable effects.

c) The project is a 56-lot subdivision that is not expected to have any substantial adverse effect on humans. The project has the potential to create air quality impacts, primarily from the generation of Pm 10. These effects are subject to standard mitigation measures as set forth by the

Feather River Air Quality Management District. Due to the nature and size of the project, no substantial adverse effects on humans are expected as result of the project. 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. Biological Assessment and Wetland Determination, Marcus H. Bole & Associates, August 2022.
6. Vehicle Miles Traveled (VMT) Impact Analysis, KD Anderson & Associates, Inc., August 2022.

**MITIGATION MONITORING PLAN
TSTM 2022-0008 (GRIFFITH RANCH)**

MM 1.1 Exterior Lighting		
All exterior lighting shall be directed downwards and away from adjacent properties and rights of way. Lighting shall be shielded such that the element is not directly visible, and lighting shall not spill across property lines.		
Timing/Implementation <i>Prior to approval of Site Improvement and/or Master Plans.</i>	Enforcement/Monitoring Yuba County Planning and Public Works Department	
Performance Criteria Building Permit Review	Verification Cost N/A	
		Date Complete (If applicable)

**MITIGATION MONITORING PLAN
TSTM 2022-0008 (GRIFFITH RANCH)**

MM 3.1 FRAQMD <ul style="list-style-type: none"> Implement FRAQMD Fugitive Dust Plan Shall adhere to District Rule 3.16, which states that the developer or contractor is required to control dust emissions from earth moving activities, handling, or storage activity from leaving the project site. Implement FRAQMD standard construction phase mitigation measures. (https://www.fraqmd.org/ceqa-planning) 		
Timing/Implementation <i>Upon start of construction activities.</i>	Enforcement/Monitoring Yuba County Public Works Department	
Performance Criteria Permit verification , or clearance documents, from FRAQMD	Verification Cost N/A	
		Date Complete (If applicable)

**MITIGATION MONITORING PLAN
TSTM 2022-0008 (GRIFFITH RANCH)**

MM 4.1 Minimize Take and Adverse Effects on Habitat of Swainson’s Hawk and White-Tailed Kite

If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the project proponent will retain a qualified biologist to conduct preconstruction surveys for active nests consistent, with guidelines provided by the Swainson’s Hawk Technical Advisory Committee (2000) between March 15 and August 30 within 15 days prior to the beginning of the construction activity. The results of the survey will be submitted to the California Department of Fish & Wildlife (CDFW). If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist will monitor the nest and will, along with the project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson’s hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior. For activities that involve pruning or removal of a potential Swainson’s hawk or white-tailed kite nest tree, the project proponent will conduct preconstruction surveys that are consistent with the guidelines provided by the Swainson’s Hawk Technical Advisory Committee (2000). If active nests are found during preconstruction surveys, no tree pruning or removal of the nest tree will occur during the period between March 1 and August 30 within 1,320 feet of an active nest, unless a qualified biologist determines that the young have fledged and the nest is no longer active.

1.

<p>Timing/Implementation <i>Upon start and during construction activities.</i></p>	<p>Enforcement/Monitoring Yuba County Planning Department</p>	
<p>Performance Criteria N/A</p>	<p>Verification Cost N/A</p>	
		<p>Date Complete (If applicable)</p>

**MITIGATION MONITORING PLAN
TSTM 2022-0008 (GRIFFITH RANCH)**

MM 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.

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

**MITIGATION MONITORING PLAN
TSTM 2022-0008 (GRIFFITH RANCH)**

MM 5.2 Inadvertent Discovery of Cultural Material		
<p>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.</p>		
Timing/Implementation <i>Prior to the start of, and during, construction activities.</i>	Enforcement/Monitoring Yuba County Planning Department	
Performance Criteria N/A	Verification Cost N/A	
		Date Complete (if applicable)

**MITIGATION MONITORING PLAN
TSTM 2022-0008 (GRIFFITH RANCH)**

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.

<p>Timing/Implementation <i>Prior to the approval of a grading plan or site improvement plans.</i></p>	<p>Enforcement/Monitoring Yuba County Public Works Department</p>	
<p>Performance Criteria N/A</p>	<p>Verification Cost N/A</p>	
		<p>Date Complete (If applicable)</p>

**MITIGATION MONITORING PLAN
TSTM 2022-0008 (GRIFFITH RANCH)**

MM 10.2 Drainage Plan		
<p>Prior to recordation of a Final Map, a plan for a permanent solution for drainage shall be submitted to and approved by Yuba County and the Public Works Division. The drainage and improvement plans shall provide details relative to drainage, piping, and swales. Further, the Drainage Plan shall specify how drainage waters shall be detained onsite and/or conveyed to the nearest natural or publicly maintained drainage channel or facility and shall provide that there shall be no increase in the peak flow runoff above existing conditions.</p>		
Timing/Implementation <i>Prior to Recordation of Final Map.</i>	Enforcement/Monitoring Yuba County Public Works Department	
Performance Criteria N/A	Verification Cost N/A	
		Date Complete (If applicable)

**MITIGATION MONITORING PLAN
TSTM 2022-0008 (GRIFFITH RANCH)**

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.

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

**MITIGATION MONITORING PLAN
TSTM 2022-0008 (GRIFFITH RANCH)**

MM 11.1 VMT Reduction

As a condition of the Map, and to be fulfilled at the time of the first building permit application, the property owner or applicant shall satisfy one of the two mitigation options:

1. Construct a bus shelter at the current Hammonton Smartsville Road / Alberta Avenue stop and provide an all-weather pedestrian route from the subdivision to the stop, or
2. Work with Yuba Sutter Transit to relocate Route 6 easterly to Griffith Road and construct a bus shelter at a designated stop near the Hammonton Smartsville Road / Griffith Road intersection.

Timing/Implementation

Prior to the approval of Improvement Plans or building permits

Enforcement/Monitoring

Yuba County Planning Department Public Works Department,
Planning Department & Yuba Sutter Transit Authority

Performance Criteria

N/A

Verification Cost

N/A

Date Complete (If applicable)



Marysville Joint Unified School District

1919 B Street, Marysville, CA 95901 • (530) 749-6114 • Fax (530) 742-0573

June 20, 2022

County of Yuba
Planning Department
Kevin Perkins, Planning Director
915 8th Street, Suite 123
Marysville, California 95901

Re: Development Impacts of TSTM2022-0008 ("Griffith Ranch")

Dear Mr. Perkins:

This letter is in regards to the Griffith Ranch housing development ("Project") proposed by Tejinder Maan ("Developer"). The Marysville Joint Unified School District ("District") proposes an educational meeting with the Developer to discuss the Project, its impacts to the District, the nature of the District's funding sources and obligations, and how the parties can work together for cooperative solutions. The District has mapped the development and as of now, the development will be served by Linda Elementary School, Yuba Gardens Intermediate School, and Lindhurst High School. All three of these school sites are projected to increase in enrollment in the coming years, so any additional student generation impact is of interest to the District.

The Project consists of a 56 single-family detached development, which is projected to generate 19 students (12 elementary school, 2 intermediate school, and 5 high school students). This letter will provide some context from the district's perspective on development and the need for a collaborative discussion about the community need for mitigation of the impacts of development on the District. The Project is one of many that is anticipated to be built during the next several years, and the District must consider the cumulative impact of all these projects, even if any one of them in isolation does not seem to generate enough students to require mitigation. Especially at the intermediate and high school levels, almost all the development will be served by the same schools, so the District must take a long view of the total impact of all development and attempt to plan for the facility needs that they collectively generate.

This letter will also provide some examples of the mitigation methods that the District and the County of Yuba ("County") can utilize to mitigate the Project's impact. By engaging with the District in discussions about the projects under review, we believe that the Developer would be able to analyze and understand the most current information on the overall needs and projections of the facilities in the District. This consultation allows any environmental document to contain a meaningful explanation regarding planned school development throughout the District and how the proposed project fits within that plan. The District looks forward to being part of this process. The District's ultimate goal is to enter a voluntary mitigation agreement with the Developer.

Project Approval Process

As stated above, prior to breaking ground any development must go through various stages of approval at the local and state level. In some cases, developers will also need to apply for and receive approvals from various branches of the federal government. However, it is through the County approval process and the California Environmental Quality Act ("CEQA") that the District has the opportunity to provide comment to ensure that the impact of such development on the District is evaluated and mitigated to the fullest extent possible.

One of CEQA's basic purposes is to inform government decision-makers and the public about the potential significant environmental effects of proposed projects and to disclose to the public the reasons for approval of a project that may have significant environmental effects. (CEQA Guidelines § 15002(a)(1) and (a)(4).) In line with this goal, the preparer of an EIR must make a genuine effort to obtain and disseminate information necessary to the understanding of impacts of project implementation. (See, CEQA Guidelines § 15151; *Sierra Club v. State Board of Forestry* (1994) 7 Cal.4th 1215, 1236.) CEQA also requires consultation with other public agencies, including school districts. (See, e.g. Pub. Res. Code, § 21080.3.) The goal of a EIR is to provide for an informational document. (See, Cal. Code Regs., tit. 14, § 15151 ["an EIR must include detail sufficient to enable those who did not participate in its preparation to understand and to consider meaningfully the issues raised by the proposed project"].) One way to achieve that is through meaningful consultation with responsible agencies. By engaging with the District in discussions about the project under review, the County and the Developer would be able to gather and analyze the most current information on the overall needs and projections of the facilities in the District. This consultation allows any environmental document to contain a meaningful explanation regarding planned school development throughout the District and how the proposed project fits within that context.

With the above legal background in mind, the following is a list of the typical steps involved in the approvals process.

1. Notice of Preparation
2. Preparation of Initial Study
3. Preparation of Draft EIR
4. Notice of Completion and Public Comment on Draft EIR
5. Possible Re-Circulation of Draft EIR
6. Preparation of Final EIR
7. Certification of Final EIR
8. Notice of Determination
9. Project Approval
10. Project Land Use Entitlements
 - a. Tentative Tract Map
 - b. Final Vesting Tract Map
 - c. Building Permits

Impact on District Facilities

The District serves a portion of the County of Yuba. Residential development is occurring in the County of Yuba at a faster pace than has been the case in years, and this residential growth coincides with a period of significant financial and facility decisions for the District.

The Marysville Unified School District was successful in passing Measure P in November 2008, which authorized \$47 million in bonds "to continue improving the quality of education in local schools and protecting the safety of our children, by repairing, replacing or updating fire alarm systems, worn-out roofs, outdated classrooms and science labs, plumbing and heating/air conditioning systems." As of 2022 all these funds have been exhausted. The District is already in desperate need to provide more 21st Century classroom and school site environments for its students. Many of the District's classrooms are relocatable rooms that are near to or have already exceeded their planned useful life. These rooms were meant to be a temporary solution, and the District does not consider them as useful capacity for students to be housed in the future.

As the Project continues to progress the District anticipates, based on a survey of other recently constructed single-family housing, that one student will be generated for approximately every 3 units constructed.

The Marysville Joint Unified School District has facility needs that will be exacerbated by proposed residential development. To maintain its ability to provide quality school facilities to the children who will live in the new homes to be built, the District will need the developers to share in the costs associated with the need for the facilities that will serve those students.

Two areas are of primary concern. Firstly, with the State of California's mandate to provide Transitional Kindergarten (TK) access to all four year old children, there is additional need in the District for age-appropriate school facilities for the youngest children. Every TK student generated by the new development will require and benefit from these facilities. Additionally, a significant portion of the District's current capacity comes from portable classrooms that were never intended to serve as long-term student housing. In order to be able to provide classroom space at the school serving the development, the District needs to plan for creating additional permanent classrooms to house its future students, including those generated by the new development.

The District serves areas within both the City of Marysville and and the County of Yuba ("County") and is potentially impacted by Housing Element consideration by both jurisdictions, as officials from both entities develop plans to address their Regional Housing Needs Allocation targets. While the District is aware of the impacts of some already approved development projects, it will continue to work to assess the impacts of additional developments that need to be added for potential housing needs as identified in future Housing Element work.

For these reasons, it is urgently important for the District to work with developers to mitigate the impact to its facilities needs that will result from the students generated by increasing residential development. These needs will add to the District's already substantial current needs, and the District would like to continue to work creatively with the developers who drive the creation of new housing (and therefore new students) in mitigating their impact.

Scope of Mitigation Obligations

In general, SB 50 provides, among other things, that payment of fees, charges, dedications or other requirements which can be levied against new construction to fund construction or reconstruction of school facilities is deemed to provide full and complete mitigation of impacts of development on school facilities. (See, Chawanakee Unified School District v. County of

Madera (2011) 196 Cal.App.4th 1016.) The Chawanakee court, however, expressly found that the phrase "impacts on school facilities" does not cover all possible environmental impacts that have any type of connection or relationship to schools. (Id. at 1028.) Therefore, impacts relating to schools that are not per se "impacts on school facilities" must be identified and analyzed. If those impacts are significant, they must be mitigated. Also, a project's indirect impacts on parts of the physical environment that are not school facilities are not excused from being considered and mitigated. (Id.) For example, an impact on traffic is not excused under SB 50, nor are impacts of construction on the non-school physical environment. These and other impacts must be considered and mitigated as part of the CEQA process.

A host of mitigation options in addition to School Impact Fees under SB 50 may help ensure sufficient school facilities and lessen the impacts of development. Examples include:

- Participation in a Mello-Roos Community Facilities District. As expressed in Government Code section 65995, subdivision (g)(2), a developer may "voluntarily elect to establish, or annex into, a community facilities district"
- The County can impose conditions on development related to issues other than school overcrowding, such as the need to widen roads or put in other traffic controls to accommodate increased traffic (both from students and generally), safety measures to address pedestrian travel to school, and the need to add sound-proofing to offset noise increases from nearby development and resulting traffic.
- The Developer and the District enter into a voluntary mitigation agreement describing the mitigation of the impact of development on the District.

The mitigation of the impact of development on the District is a neutral process that is applied equally to all types of development. The process does not promote any specific policy objectives related to development within County boundaries. The primary goal of mitigation is to ensure that the future students of MJUSD are provided with a learning environment where they can feel safe and focus on learning.

It is essential for the District, County, and the Developer to have an established working relationship to mitigate the impact of the development on the District. The full and complete mitigation of the impact of development requires long term investment of time and effort from all parties involved to ensure that the impact of development is mitigated and to ensure that all parties bear the portion of their mitigation responsibility.

The District asks the Developer to engage in supporting and mitigating the impact on the District's facilities to support students generated from the development for the following items:

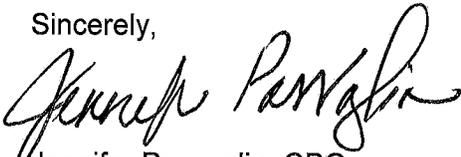
- District Facilities:
 - Permanent classroom facilities to accommodate increased enrollment;
 - Permanent classroom facilities for the Universal Transitional Kindergarten unfunded mandate;
 - Permanent ancillary facilities and improvement to accommodate increased enrollment due to development;
 - Before- and after-school childcare facility operated by District, County or private company;
- Project Site and Community Use Facilities:

- Outdoor community space appropriate for TK-8 students in or near proposed development (i.e.: play structures, field space and hardscape for sports recreation);
- Family childcare facility operated by District or private company;
- County Infrastructure that Supports students impacted by the development:
 - Safe routes to school (i.e.: extended sidewalks, crosswalks and beacon lighting systems, walking path connecting project site to schools or safe/established paths of travel);

Conclusion

In sum, based on the considerations identified above, the District would like to meet with the Developer and County as soon as possible to engage in discussion to address all of the potential impacts of the projects on schools and school facilities, and to properly mitigate those impacts that are significant. The District also proposes that the Developer and the District enter into a voluntary mitigation agreement based on the terms above to mitigate the impact of development and ensure that the students generated by development have a safe and optimal learning environment. To accomplish this goal, the District would appreciate an opportunity to meet with Developer to discuss the impact to the District of new residential development and how a mitigation partnership could function.

Sincerely,



Jennifer Passaglia, CBO

CC: Dr. Fal Asrani, Superintendent
Legal Council
Jamie King-Iseman, President for King Consulting
Rob Murray, Director of Demographics & Planning for King Consulting



January 6, 2023

Vanessa Franken
County of Yuba
915 8th St
Marysville, CA 95901

Re: TSTM2022-0008
Griffith Ranch

Dear Vanessa Franken,

Thank you for providing PG&E the opportunity to review the proposed plans for TSTM2022-0008 dated 12/22/2022. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

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

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

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

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

Sincerely,

PG&E Plan Review Team
Land Management



January 18, 2023

Vanessa Franken
Planner II
915 8th Street Ste 123
Marysville CA 95901

RE: Griffith Ranch Tentative Subdivision Tract Map (TSTM2022-0008)

Dear Mrs. Franken:

Thank you for the opportunity to review and comment on the above project proposal to create 56 residential lots on 11.89 acres of property on the southwestern corner of Hammonnton Smartsville Road and Griffith Road. The project site is located in the Yuba-Sutter Transit service area near Route 6 which provides hourly service in each direction on Alberta Road Monday through Saturday.

The closest bus stop to the proposed subdivision is on the southeastern corner of Alberta Avenue and Hammonnton Smartsville Road. Access to this bus stop would increase safety for those that utilize transit and enhance transportation options for residents of the proposed subdivision. Yuba-Sutter Transit also requests that the project improvements include the construction of a 4' by 16' concrete pad for the placement of a bus stop bench and the future placement of a shelter when ridership increases to the level that would justify a shelter. The exact location of the concrete pad should be determined jointly by transit and county staff in conjunction with the developer prior to or during construction based on the specific site conditions.

Thanks again for the opportunity to comment on this project. Please call Adam Hansen of my staff at (530) 634-6880 if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Keith Martin", is written over a white background.

Keith Martin
Executive Director