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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: CUP-24-0003 Richards Ranch

Lead Agency: Yuba County CDSA

Contact Name: Alex Becerra

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Project Location: 12206 Rices Crossing Road, Oregon House, Yuba County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The applicants, Richards Land and Cattle, are requesting approval of a Conditional Use Permit (CUP-24-0003) to allow operation of a private event venue (herein referred to as the Event Center) on an approximately 57-acre portion of their ranch property located at 12206 Rices Crossing Road in Oregon House (APN 048-220-089). The site is situated west of Rices Crossing Road and east of Woods Creek, approximately 3.2 miles south of Marysville Road. The property is designated Natural Resources under the 2030 Yuba County General Plan and zoned AE-40 (Exclusive Agricultural, 40-acre minimum), making the proposed use conditionally allowable with Planning Commission approval of a Conditional Use Permit. The proposed use is consistent with the County ' s framework for rural commercial and agritourism – related activities, which are intended to support rural economies while maintaining agricultural operations and rural character. The event center is designed as a temporary, seasonal use that complements ongoing ranching and agricultural activities on the property, rather than replacing or converting them. Outside of permitted event periods, the site will continue to operate as a working ranch. No permanent urban development or subdivision is proposed. The proposed Event Center would annually host up to four (4) events above and beyond those otherwise permitted pursuant to Section

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would result in less than significant impacts with mitigation incorporated in the following issue areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, Transportation/Traffic, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire. Mitigation measures address temporary lighting controls, fugitive dust, riparian setback from Woods Creek, nesting bird surveys, spill prevention, wildfire ignition controls, vegetation management, noise curfews, emergency access maintenance, waste management, and inadvertent discovery protocols for cultural and tribal resources.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The project initially received community opposition related to wildfire safety concerns associated with large public gatherings in a Very High Fire Hazard Severity Zone within the State Responsibility Area. In response, the Lead Agency undertook extensive coordination with CAL FIRE, the Dobbins-Oregon House Fire Protection District, and the Yuba County Office of Emergency Services, and the IS/MND was substantially revised to incorporate a Fire Protection and Evacuation Plan, seasonal event restrictions, and enforceable Conditions of Approval addressing fire safety. Following re-noticing of the revised IS/MND, no public comment letters were received.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife (CDFW)
CAL FIRE (California Department of Forestry and Fire Protection)
Dobbins-Oregon House Fire Protection District (DOHFPD)
U.S. Fish and Wildlife Service (USFWS)
U.S. Army Corps of Engineers (USACE)
Feather River Air Quality Management District (FRAQMD)