

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: Initial Study/Mitigated Negative Declaration TPM-25-0005 (Bock)

Lead Agency: Yuba County

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Project Location: Browns Valley Yuba County
City County

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

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

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

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

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

Air Quality — Construction of future residences could generate fugitive dust (PM10) exceeding air quality standards. Mitigation Measure 3.1 requires FRAQMD dust control measures and a Fugitive Dust Permit prior to grading/building permits.

Biological Resources — Future site clearing could disturb nesting raptors and migratory birds protected under the MBTA. Mitigation Measure 4.1 requires pre-construction nesting bird surveys and no-disturbance buffers if active nests are found during the breeding season.

Cultural Resources — Ground disturbance during future development could uncover buried archaeological materials or human remains. Mitigation Measure 5.1 requires work to stop and a qualified archaeologist to evaluate any accidental discovery; Mitigation Measure 5.2 sets out required procedures (Coroner notification, NAHC involvement) if human remains are found.

Geology/Soils — Ground disturbance could encounter unrecorded paleontological resources. The document cross-references Mitigation Measure 5.2 (from the Cultural Resources section) to require monitoring and work stoppage if fossils are found.

Tribal Cultural Resources — Although surveys found no tribal cultural resources, the site lies within ½ mile of six known TCRs identified by the United Auburn Indian Community (UAIC). Mitigation Measure 18.1 (added at UAIC's request) requires work to stop and tribal consultation if any TCRs are inadvertently discovered during construction.

Wildfire — The site is within a Very High Fire Hazard State Responsibility Area, posing risk to future occupants. Mitigation Measure 20.1 (Fuels Management Plan) requires 100-foot defensible space clearance and detailed vegetation

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

No controversies associated with this project.

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

Regional Water Quality Control Board (RWQCB) — NPDES construction stormwater permit, if disturbance triggers the threshold
Feather River Air Quality Management District (FRAQMD) — Fugitive Dust Permit and Rule 3.16/2.0 compliance for construction
U.S. Army Corps of Engineers (USACE) — Clean Water Act Section 404 permit, if jurisdictional waters are affected
CAL FIRE — fire safety conditions of approval within the State Responsibility Area (SRA)
California Department of Fish and Wildlife (CDFW) — Streambed Alteration Agreement (Fish and Game Code §1602) for the on-site ephemeral swales/OWUS
Native American Heritage Commission (NAHC) — Sacred Lands File jurisdiction and notification role for Native American human remains