

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

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

Lead Agency: Yuba County

Contact Person: Jacob Farmer

Mailing Address: 915 8th Street, Suite 123

Phone: 530-749-5432

City: Marysville

Zip: 95901

County: Yuba County

Project Location: County: Yuba County

City/Nearest Community: Browns Valley

Cross Streets: Sandstone Ln & Hwy 20

Zip Code: 95918

Longitude/Latitude (degrees, minutes and seconds): 121° 22' 37" W / 39° 13' 32" N Total Acres: 23.86

Assessor's Parcel No.: 005-570-013

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 20

Waterways: Yuba River

Airports: Railways: Schools: Browns Valley Elementary School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other:

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☐ Residential: Units _____ Acres _____ ☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ MW
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Waste Treatment: Type _____ MGD
☐ Educational: _____ ☐ Hazardous Waste: Type _____
☐ Recreational: _____ ☐ Other: _____
☐ Water Facilities: Type _____ MGD

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☐ Archeological/Historical ☐ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☐ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☒ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☒ Other: Wildfire, Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Vacant/Rural Residential with a 5 acre minimum (RR-5)/Rural Community

Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>5</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 09/24/2026 Ending Date 10/15/2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 09/24/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.