

# The County of Yuba

## Community Development and Services Agency

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### PLANNING COMMISSION STAFF REPORT

**MEETING DATE:** September 20, 2023

**TO:** Planning Commission

**FROM:** Ciara Fisher, Planner III

**RE:** Major Conditional Use Permit "CUP2022-0001"  
Pine Tree RV Campground

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**REQUEST:** The applicant is requesting to allow a fifty-space recreational vehicle campground and accessory facilities on a property located at 14566 Marysville Road, in the community of Camptonville (APN: 064-070-025).

**RECOMMENDATION:** Staff recommends that the Planning Commission (PC) adopt the attached Mitigated Negative Declaration (MND), Mitigation Monitoring and Reporting Program (MM), and Resolution approving Conditional Use Permit CUP 2022-0001 subject to making the necessary findings and the conditions of approval contained herein (ATT 2).

**BACKGROUND/DISCUSSION:** The applicant, Spencer Havner, is requesting approval of a Major Conditional Use Permit to operate a fifty-space recreational vehicle (RV) campground on a property located at 14566 Marysville Road, in the community of Camptonville (APN: 064-070-025). The project property is roughly 0.75± of a mile east of the New Bullards Bar Reservoir and falls on the south side of Marysville Road, directly north of the site is Jaynes Lane. The property has a zoning designation of Rural Commercial (RC) and a General Plan designation of Rural Community.

Accessory facilities proposed to complement the RV campground include an incidental store for camping needs and refreshments and a check in area with vehicle parking, pickle ball courts, restroom/shower facilities, communal trash enclosure, and untouched open space areas. RV stall spaces range in sizes from 1,005 through 1,718 square feet. Stall dimensions have an average size of forty feet in length and twenty-five feet in width. No dry camping of any kind is allowed; RVs may be parked at this facility for a temporary span of time not to exceed 21 consecutive days within a 30-day period. The campground will be promoted as a quiet recreational establishment intended to provide patrons a relaxing experience with a connection to nature. It is not proposed as an intensively developed recreational area.

The main entrance is located from Marysville Road, transitioning to a private road that leads to the accessory facilities and RV spaces with sidewalks woven throughout the facility. The Public Works Department has conditioned all roads and entrances to meet applicable road requirements to ensure the intensity of road use and ability for emergency service vehicles to fit on roads is accommodated. On the project site, there is an existing storage facility, Pine Tree Boat & RV

Storage, which is intended to remain. The storage facility is comprised of three storage buildings, accessory structures, and a residence. The project campground also plans to cross over two properties owned by the applicant.

To reduce any issues with access, the applicant has applied for a Lot Line Adjustment (LLA2022-0003) that is currently being processed. The LLA is intended to be approved post use permit approval to ensure any modifications posed by the use permit hearing can be accommodated in the LLA application. The LLA intends to separate the storage facility from the business operations by placing it on its dedicated parcel, while also ensuring that the campground is located on its own reserved parcel. The LLA proposes a resultant parcel in the size of 9.82 acres; this resultant parcel is intended to solely accommodate the campground. The proposed campground site will stretch to the south and east of proposed Parcel 1, per the LLA map (ATT 2). The intention is to locate the campground as far as possible from the public road to the north (Marysville Road) for screening purposes as well.

The proposed project includes lighting for security and convenience purposes. Lighting is proposed as shown in Attachment 3, with four 15-foot pole lights (Aleo LED ALS-XE-G3) and two building-mounted lights on each restroom/shower building. Proposed lighting meets the height, lighting type, and shielding requirements of Yuba County Development Code Section 11.19.060, and as shown in the photometric plan below, will not trespass off-site into the public right-of-way or adjoining properties. All luminaries must also meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for “Cut Off” or “Full Cut Off” luminaries.

In addition, the project is proposing to install one generator unit one for backup power during an emergency. The proposed generator will need to be evaluated for a Feather River Air Quality permit prior to the start of installation of the new generator and equipment operation. Any generators that are to be used at the site will maintain quiet hours from 10 PM to 7 AM and not be run during this time, as they can be a source of vibration to neighbors within 500 feet of the project site.

An early consultation routing notice was sent to relevant agencies for their input on the project. Early consultation was extended to three fire protection districts within the project area as well. These districts include the Camptonville Community Service District (CSD) fire station, the California Department of Forestry and Fire Protection (Cal-Fire CDF), and the Dobbins-Oregon House Fire Protection District. Project documents were shared with these entities for their review. Notably, no comments were received from the Dobbins-Oregon House Fire Protection District.

Subsequent to the project review, fire-related conditions were provided by the State Department's Cal-Fire local Fire Marshal and have been incorporated into the conditions of approval within this report. Furthermore, following the project review, a meeting was conducted with the local Camptonville CSD Chief, fire volunteers, including the project applicant and team, to address project-related concerns. As part of the project enhancements, an additional gravel road was proposed to establish an alternative route for directing RVs back to the main entrance and the primary road (Marysville Road) during evacuations. This gravel road's primary purpose is to ensure that it serves exclusively as an exit route from the property in the event of an emergency. Additionally, a proposal from the Camptonville CSD, now incorporated into the project,

introduces an extra access point along the northwestern property frontage. This new access point is exclusively designated for use by emergency response vehicles entering the property. The conditions for this access point include the installation of appropriate safety signage, as per the Public Works Department's directives.

The overarching goal of these two proposals is to guarantee the safe and unobstructed passage of emergency response vehicles onto the site, as well as to provide a secure and unobstructed route for campground visitors and employees leaving the property. The presence of two separate roads for these distinct user groups will help prevent traffic congestion, enabling firefighters to access the site and initiate emergency response procedures without interruption. Additionally, to meet Title 14 regulations and as required by CalFire, the campground will feature two 5,000-gallon water storage tanks specifically for fire suppression purposes.

Furthermore, the proper management of refuse and solid waste must adhere to the guidelines set forth by the Environmental Health Department. Additionally, water and hook-up facilities provided and proposed for each recreational vehicle stall will also be subject to regulations by the Environmental Health Department. Moreover, the campground must fully adhere to applicable State laws. The project underwent a review by the State Department of Housing and Community Development for comments, and no comments were received. When development plans are ready for permit submission, the permits will be processed and reviewed by the aforementioned State Department. The project was also subject to a review by the Tahoe National Forestry Department for comments, and again, no comments were received.

**SURROUNDING USES:**

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
Project Site	Rural Community	Rural Commercial	Personal Storage
North	Rural Community	Residential Estate	Residential
East	Rural Community	Rural Residential	Residential
South	Rural Community	Exclusive Agriculture	Residential
West	Rural Community	Exclusive Agriculture	Vacant

Surrounding properties range from two to ten-acres in size with a predominant residential use of homes on site. The residential site directly adjacent to the west is the closest residential parcel to the proposed facility. The existing home, directly west of the property, will have a distance of some 300 feet from the nearest proposed RV campground stall. Directly north of the project site property frontage is Marysville Road, which is comprised of two car lanes that separates the project site from the north side of Marysville Road. Roughly two thousand feet away is the location of the Yuba River Range District, this department specializes in laws and regulation of forests and forest related services.

**GENERAL PLAN/ZONING:** The project site is designated as Rural Community on the 2030 General Plan Land Use Map. The Rural Community General Plan Land Use classification is intended to facilitate supportive services and tourism oriented uses. Per Community

Development Table-1, allowable uses within this designation include natural resource tourism, community halls, quasi-public and public land uses. The General Plan continues to provide for rural development to be consistent with rural areas, with focus on preserving and enhancing rural character.

The project complies with the following General Plan Policies:

1. *Per policy CD9.1, Foothill and mountain development projects shall be designed to preserve the existing rural character.*

The project is proposing development of structures to include an incidenta lstore for camping needs and refreshments and restroom facilities. Elevations for the onsite store have been submitted; the exterior facade of the store may be considered of a country appeal. All proposed structures do not stray from the typical appeal of similar structures in the area, therefore staff believe that their proposed appearance will blend with the current feel of the area.

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

A Mitigated Negative Declaration (MND) and a Mitigation Monitoring Plan was prepared to preserve the potential environmental resources on the proposed parcels. Applicants intend to keep as much mature and healthy tree canopy possible. Applicants intend to keep property features untouched as much as possible to retain natural features of the property.

3. *Per policy CD9.3, Development in Rural Communities can have a different set of construction standards than used for valley areas for streets, sidewalks, drainage, and other improvements consistent with the rural character.*

The proposed project intends to preserve the physical features of the property as much as possible. As mentioned above, proposed structures will not deviate in visual appearance from typical structures in the area. Any gravel parking proposed for the campground, which will provide a more rural feel versus the urban look of paved asphalt.

4. *Per policy CD9.6, Rural Communities provide the opportunity for agriculture, agricultural tourism, ecological tourism, recreational and other economic activities.*

Campgrounds may offer agriculture, tourism, and other activities to diversify revenue, attract a broader range of visitors, promote local products, support the community, and demonstrate environmental stewardship, among other reasons.

As mentioned previously, the current zoning of the site is Rural Commercial (RC) and falls outside of the County's designated Valley Growth Boundary (VGB). The intent of the RC zoning designation is to provide a range of commercial services to the community and to enhance rural community identity. The applicant has submitted a Major Conditional Use permit

application for a proposed use that is consistent with the purpose and the identified uses allowed in the Rural Commercial zoning district.

Staff has consulted the Yuba County Development Code, Section 11.32.70 “Campgrounds” to determine the necessary entitlement requirements for the operation of a campground in the Rural Community District. As part of the project conditions all requirements of Section 11.32.070, along with all other relevant standards as outlined in the Yuba County Development Code will be met. Therefore, the proposed project is consistent with both the General Plan designation and applicable zoning district standards.

ENVIRONMENTAL REVIEW: Staff has prepared a Mitigated Negative Declaration and Mitigation Monitoring Plan (ATTs 3 and 4) 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 MND was prepared. The MND discusses the following project impacts and their respective Mitigation Measures:

- Agriculture and Forestry Recourses: Obtain a Timber Conversion Permit
- Air Quality: FRAQMD Construction standards, Fugitive Dust Control Plan, and Limitations of Campfires.
- Biological Resources: Avoidance and minimization measures for Migratory Birds and Special-Status Plant Species, and Implement Best Management Practices During Construction
- Cultural Resources: Inadvertent discovery of cultural remains and cultural material.
- Geology and Soils: Avoidance of Paleontological Resources
- Hazards And Hazardous Materials: Storage of Hazardous Materials and Reduce Potential Impacts from Wildfire Risk.
- Hydrology and Water Quality: National Pollution Discharge Elimination (NPDES) Permit and Drainage Plan.
- Noise: Construction Noise Limits
- Tribal Cultural Resources: Notification Prior to Ground Disturbance and Inadvertent Discoveries of TCRs.

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.

COMMENTS: 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, Broadband 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 – New development must adhere to any mitigation measures proposed to reduce construction or operational air quality impacts.
- Cal Fire – Campground shall comply with Title 14 and SRA requirements.
- Camptonville Community Service District – Add Secondary Emergency Access Road and keep an Open-Space for Emergency Vehicles.
- PG&E – No impact response.
- UAIC – Request to be notified prior to any ground disturbances.

Advertisement of the public hearing was posted in the local newspaper and sent via mail to adjacent parcels within a 1,000 foot radius of the project, and has received one comment letter from Molly Spackman that has been attached for your review (ATT 7).

**FINDINGS:** 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.

**Conditional Use Permit:**

1. *The proposed use is allowed within the applicable zoning district or overlay district and complies with all applicable provisions of the Development Code and all other titles of the Yuba County Code.*

The proposed project is allowed with a Major Conditional Use Permit per Section 11.06.020 Land Use Regulations, of the Development Code and the project has been conditioned to meet all the other requirements of the Development Code, California Building Code and Title 14.

2. *The proposed use is consistent with the General Plan, and any applicable adopted community or specific plan.*

The project site is designated as Rural Community on the 2030 General Plan Land Use diagram and is within the RC 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).

3. *The proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the surrounding area.*

A campground in Camptonville, California, can enhance the well-being of the area by boosting the local economy, offering outdoor recreation and education, fostering community gatherings, and promoting environmental conservation. It benefits residents and visitors alike by contributing to the well-being of the surrounding area by presenting the great lifestyle and physical features the foothill community has to offer through the experience of camping.

4. *The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements.*

The potential adverse effects on the community may include components such as traffic, fire, or noise, potential adverse effects from the project are addressed to be mitigated. Both traffic and noise have requirements that are enforced by the Yuba County Development Code and

also through the Conditions of Approval drafted with this staff report. Amplified noise and noise associated with the operation will be regulated by noise ordinance requirements. Furthermore, roads and access points will be designed to Title 14 specifications to ensure emergency response vehicle access. Building permits for the campground will be reviewed and processed by the State Department of Housing & Community Development for all relevant State requirements.

- 5. The proposed use complies with any design or development standards applicable to the zoning district or the use in question unless waived or modified pursuant to the provisions of this Code.*

The project site does not fall within an area where design review is required, however, typical development standards are required as part of a new development and land use. All development shall be in compliance with Yuba County Development Code, as related to permits for access/encroachment. Development standards will be required and reviewed for compliance at time of permit review.

- 6. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and reasonably foreseeable future land uses in the vicinity.*

The project design, location, size, and operating characteristics, as conditioned with the project conditions of approval, will be compatible with all existing and future rural development near the project. The project has carefully considered the campsite size and spacing to avoid overcrowding and implemented measures to reduce environmental impacts. It has also addressed safe and efficient traffic and fires safe access, designing structures that complement the natural surroundings, addressing concerns related to noise and lighting, managing water and waste responsibly

- 7. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.*

The proposed project site is 13.99 acres in size and is located within an area of Yuba County that is suitable for rural recreational uses. The project site is large enough to accommodate a general store/market for costumers. Each RV site will have its own water, sewer (cleanout), electrical services, and Wi-Fi. Trash service will be provided with bear-proof containers as needed. Two restrooms will be provided for RV customers, with toilets, sinks and showers. There are no physical restraints existing on the project site and the property will have access to utilities.

- 8. An environmental determination has been prepared in accordance with the California Environmental Quality Act.*

A Mitigated Negative Declaration was prepared and noticed pursuant to all CEQA guidelines as part of the project processing. Notice of availability of the Mitigated Negative Declaration was sent to all neighbors within 1,000 feet of the project site and to all local and State agencies that might have interest in commenting on the project's environmental document.

Report Prepared By:



Ciara Fisher  
Planner III

ATTACHMENTS:

1. Resolution
2. Draft Conditions of Approval
3. Site Plan/Exhibits
4. LLA Proposed Map
5. Business Plan
6. Initial Study/Mitigated Negative Declaration
7. Mitigation Monitoring Plan
8. Comment Letters



**BEFORE THE COUNTY OF YUBA  
PLANNING COMMISSION**

**RESOLUTION ADOPTING THE MITIGATED )  
NEGATIVE DECLARATION AND )  
MITIGATION MONITORING PLAN AND ) RESOLUTION NO.: \_\_\_\_\_  
APPROVING CUP 2022-0001 SUBJECT TO )  
THE ATTACHED CONDITIONS OF )  
APPROVAL )**

**WHEREAS**, Spencer Havner, filed an application for a Major Conditional Use Permit to create a fifty unit recreational vehicle campground on an 8.99 acre property zoned Rural Commercial “RC”, with a General Plan designation of Rural Community “RC”. The property is located at 14566 Marysville Road, in the Camptonville Community (Assessor’s Parcel Number 064-070-025); 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 September 20, 2023, 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 Major Conditional Use Permit.

**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 approves Major Conditional Use Permit 2022-0001, 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:**

**COUNTY COUNSEL**

**BY:** \_\_\_\_\_

**BY:**  \_\_\_\_\_

**Deputy County Counsel**

for Joseph Larmour

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

**Applicant/Owner: Spencer Havner**  
**APN: 064-070-024 & 025**

**Case Number: CUP 2022-0001**  
**Public Hearing Date: September 20, 2023**

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

- I. After review and consideration, staff has prepared an initial study for the project and subsequent Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) Section 15070 (b)(1) (DECISION TO PREPARE A MITIGATED NEGATIVE DECLARATION).
- II. Approve Major Use Permit CUP 2022-0001 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 11.57.060.

**GENERAL CONDITIONS**

- 1) 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.
- 2) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations, including the requirements provided by Chapter 11 of the Yuba County Development Code.
- 3) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County. Failure to comply with this provision may be used as grounds for revocation of this permit.
- 4) The Conditional Use Permit may be effectuated at the end of the ten (10) day appeal period which is October 2, 2023. Major Use Permit CUP 2022-0001 shall be designed and operated in substantial conformance with the approved conditional use permit as outlined in the approved site plan filed with the Community Development & Services Agency and as conditioned or modified below. No other expansion of uses are authorized or permitted by this use permit.
- 5) This conditional use permit approval shall be effectuated within a period of twenty-four (24) months from this approval date and if not effectuated shall expire on September 20, 2025. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than ninety (90) days from September 20, 2025.
- 6) Minor modifications to final configuration of the conditional use permit may be approved by the Community Development and Services Agency Director.

**PUBLIC WORKS DEPARTMENT:**

- 7) The Public Works Director may reasonably modify any of the Public Works conditions contained herein.

**DRAFT CONDITIONS OF APPROVAL  
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- 8) The detailed design parameters, including access control, striping, and signage, for Emergency/Secondary Access driveway and road/s shall be as directed and approved by the Public Works Director during the review of the Final Construction Plans.
- 9) All existing or proposed driveways shall conform to the current Yuba County Standards for a Rural Local Road (Drawing No. 121) under permit issued by the Department of Public Works.
- 10) All existing or proposed encroachments onto Marysville Road shall conform to the current Yuba County Standards for a Driveway Apron (Drawing No. 125) under permit issued by the Department of Public Works.
- 11) All existing or proposed driveway terminations shall conform to the current Yuba County Standard for a Rural Driveway (Drawing No. 127) under permit issued by the Department of Public Works.
- 12) 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.
- 13) 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. Applicant'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. Applicant shall pay all fees for inspection to the Public Works Department prior to any construction.
- 14) Owner shall submit a stormwater quality plan, including all temporary erosion and sediment control measures, site-design measures, source control measures, treatment measures, and baseline hydromodification management measures for the project, designed by a registered civil engineer, in accordance with Sections 7.50 and 11.23 of the Yuba County Ordinance Code and Section 11 of the Yuba County Improvement Standards to the Department of Public Works for review and approval prior to construction and/or grading permit. Owner shall construct such management measures as per the approved plan prior to construction.
- 15) Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, the applicant is required to obtain a Yuba County grading permit issued by the Public Works Department and a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More information may be found at <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

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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.

- 16) Erosion control shall conform to section 11 of the Yuba County Improvement Standards.
- 17) Strict control over dust problems created during construction shall be adhered to with regard to surrounding properties and public facilities. The construction specifications and/or improvement plans shall have items reflecting dust control measures in detail.
- 18) The gate off of Marysville Road must be set back far enough so that vehicles with trailers can stop within the property before entering, rather than on the public road right-of-way. The layout of the entrance shall also provide sufficient area for a vehicle and trailer to turn around within the property limits in the event that the vehicle is unable to enter the proposed gated area.
- 19) Owner, heirs or assigns of this property, or portions thereof, shall remove and/or relocate any fence(s) located within dedication(s) or offer(s) of dedication or within existing County easement(s) or right(s)-of-way which lies within or are adjoining this property. Such fence removal or relocation is deferred until such time as the then owner is directed by the Public Works Department of Yuba County to remove or relocate the fence(s). Any new fences installed shall be constructed outside the limits of dedications or offer(s) of dedication or existing County easements or right-of-ways.

**ENVIRONMENTAL HEALTH DEPARTMENT:**

- 20) Owner shall submit a file map to Environmental Health showing that the parcel, contains the minimum useable sewage disposal area as established by the Yuba County Sewage Disposal Ordinance, 7.07, and the precise location of all existing sewage disposal systems, and shall clearly identify the location of all soil mantles and percolation tests. This file map shall also show contour, slope, all bodies of water (seasonal and year-round), water wells, and all existing structures. Furthermore, a 100' septic exclusion area (as measured from the seasonal high water line) shall be delineated around all rivers, streams, and ponds.
- 21) Owner shall submit for Environmental Health review and approval the results of soils studies for parcel, conducted in accordance with the Yuba County Sewage Disposal Ordinance, Chapter 7.07.
- 22) The design and location of wells and sewage disposal systems shall be in conformance with standards established by Yuba County Environmental Health. Each lot must be self-reliant for domestic water and sewage disposal unless public utilities are available.
- 23) Prior to construction, applicant shall submit an engineered design for onsite wastewater treatment system (OWTS) that complies with Yuba County Sewage Disposal Ordinance, Chapter 7.07.
- 24) Applicant shall construct a public-water well and regulations for a public water system must be followed.

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- 25) Regional Water Resources Control Board designates RV waste as a regulated waste, per SB 317 (Health and Safety Code 25210.2). Waste Discharge Requirements or a Waiver of Waste Discharge Requirements shall be obtained prior to operation.

**BUILDING DEPARTMENT:**

- 26) All new development must meet applicable requirements of most current adopted version of the California Code of Regulations, Title 24, and Yuba County Ordinance Code Title X, which includes, but is not limited to: Building, Lighting, Plumbing, Electrical, Mechanical, Accessibility and fire code requirements.
- 27) All new buildings and structures (i.e. building shop & restrooms & showers) must obtain a building permit prior to construction.

**FEATHER RIVER AIR QUALITY MANAGEMENT DISTRICT:**

- 28) Prior to issuance of Building Permit, the project shall prepare a Fugitive Dust Control Plan for the constructional phase of development and submit it to the air district for review and approval.
- 29) The project will be responsible during construction phase to adhere to District Rule 3.16 which states that the developer or contractor are required to control dust emissions from earth moving activities, handling, or storage activity from leaving the project site.
- 30) The project is proposing to install one (1) generator unit one for backup power during an emergency. The proposed generator will need to be evaluated for a Feather River Air Quality permit prior to the start of installation of the new generator and equipment operation. One application and supplemental form must be submitted for the generator unit and engine. If the applicant has any questions about the application forms or permitting, please contact Wyllyam Escobedo, AQ Engineer at (530) 634-7659 Ext 212.
- 31) If any materials or structures are removed from the property, they must be disposed of properly. Materials or structures being removed from the project site must not be burned. The proposed project is subject to the Indirect Source Fee at the commercial rate of \$0.06 per square foot. The Indirect Source Fees apply to any newly constructed facility building, structure, installation, real property, road, or highway. This includes paved parking areas. The square footage of landscaping features in a parking area may be deducted from the fee area.

**CAMPTONVILLE COMMUNITY SERVICE DISTRICT:**

- 32) Prior to issuance of a Building Permit add a second "Secondary Emergency Access road." This keeps evacuating RVs on separate paths from Emergency vehicles.
- 33) Keep the open space near what will be the new Check-in entry point as a Staging Area to be used for emergency vehicles in the event of an Emergency.
- 34) Abandon the idea of using Dark Day Boat Launch parking lot as a meeting location in the event of evacuation of the RV park. Campground personnel need to stay in the loop with Zonehaven recommendations in the event of an emergency. Any evacuation warning or evacuation order should be followed. There is really no need for a place to meet up that is only 6 miles away from the RV park.

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

**Applicant/Owner: Spencer Havner**  
**APN: 064-070-024 & 025**

**Case Number: CUP 2022-0001**  
**Public Hearing Date: September 20, 2023**

**CAL FIRE:**

- 35) Roads and streets standards such as widths, heights, weights, surfaces, gates, slopes, Addressing, and Defensible space around the property and structures shall adhere to Title 14 Requirements for a property located within the Cal Fire SRA zone.

**PLANNING DEPARTMENT:**

- 36) Major modifications shall require an amendment to the Conditional Use Permit.
- 37) Any and all physical improvements associated with this Conditional Use Permit shall be maintained to the standards specified in these Conditions of Approval set forth for this use permit. Failure to maintain said physical improvement(s) in said manner may be used as grounds for revocation of this use permit.
- 38) Any relocation or rearrangement 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 or over any PG&E facilities or inside any PG&E easements that exist within the subject area.
- 39) The subject property shall consistently remain void of excessive junk, trash & debris. Accumulation of excessive junk, trash & debris, or any other waste matters visible on site or from public roadways may result in revocation of use permit approval.
- 40) Adhere to all of the Development Regulations for Campgrounds within Development Code Section 11.32.070.
- 41) Satisfy the Mitigation Monitoring Plan for the project in accordance with the California Environmental Quality Act.
- 42) A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities, the applicant shall notify lead agency of the proposed earthwork start-date. The lead agency shall contact the United Auburn Indian Community (UAIC) with the proposed earthwork start-date and a UAIC Tribal Representative or Tribal Monitor shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity, or as appropriate for the type and size of project
- 43) 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.



Ciara Fisher  
Planner III  
Yuba County CDSA



Unit No.	Unit Size
1	1,552 sf
2	1,718 sf
3	1,718 sf
4	1,718 sf
5	1,718 sf
6	1,713 sf
7	1,203 sf
8	1,600 sf
9	1,717 sf
10	1,718 sf
11	1,718 sf
12	1,718 sf
13	1,718 sf
14	1,679 sf
15	1,803 sf
16	1,402 sf
17	1,393 sf
18	1,393 sf
19	1,138 sf
20	1,056 sf
21	1,121 sf
22	1,063 sf
23	1,032 sf
24	1,024 sf
25	1,002 sf
26	1,535 sf
27	1,436 sf
28	1,360 sf
29	1,404 sf
30	1,444 sf
31	1,286 sf
32	1,009 sf
33	1,005 sf
34	1,005 sf
35	1,005 sf
36	1,005 sf
37	1,005 sf
38	1,005 sf
39	1,005 sf
40	1,040 sf
41	1,326 sf
42	1,343 sf
43	1,320 sf
44	1,362 sf
45	1,232 sf
46	1,081 sf
47	1,167 sf
48	1,012 sf
49	1,005 sf
50	1,069 sf

**ENGINEER OF WORK:**  
**NELSON ENGINEERING**  
 14028 CAMAS COURT  
 PENN VALLEY, CA 95946  
 (530) 432-4818  
 CONTACT PERSON: KEVIN J. NELSON, PE, PLS

**OWNER/APPLICANT:**  
**SPENCER HAVNER**  
 125 Feather Falls Circle  
 Folsom, CA 95630  
 (917) 279-3162

**ASSESSOR'S PARCEL NUMBER:**  
 064-070-024 & -025

**LAND AREA:**  
 TOTAL AREA = 13.99± Acres

**FIRE PROTECTION:**  
 CALIFORNIA DEPT OF FORESTRY & FIRE (CAL FIRE)

**WATER:**  
 ON-SITE WELL

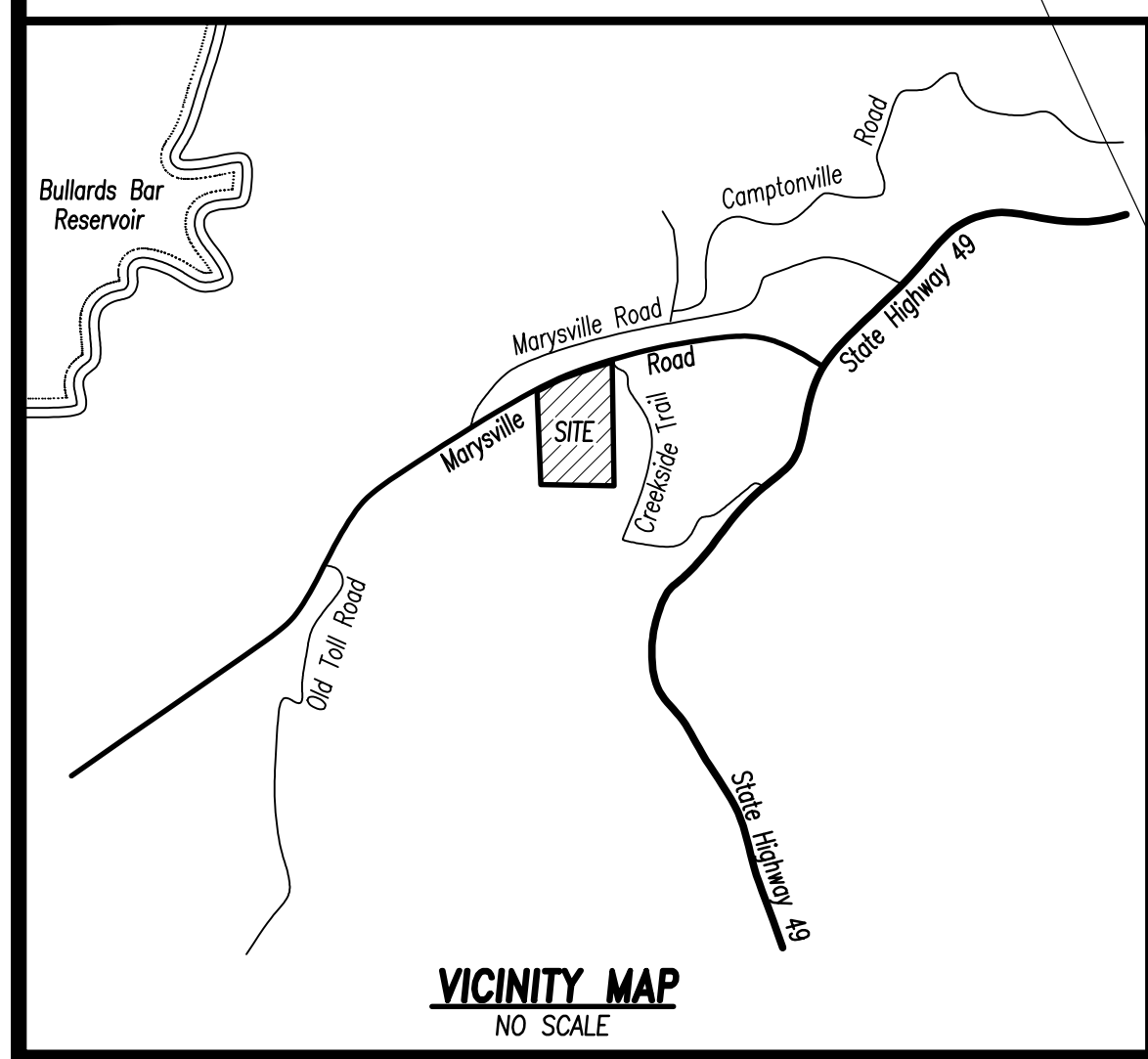
**SEWER DISPOSAL:**  
 ON-SITE SEPTIC SYSTEM

**ELECTRICAL UTILITIES:**  
 PACIFIC GAS & ELECTRIC

**EXISTING & PROPOSED ZONING:**  
 RURAL COMMERCIAL DISTRICT, RC

**ESTIMATED EARTHWORK QUANTITIES:**  
 EXCAVATION = 9,800± CY  
 FILL (10% SHRINK) = 9,800± CY

NOTE: THESE ARE ONLY PRELIMINARY QUANTITIES, FINAL EARTHWORK QUANTITIES SHALL BE DETERMINE WITH FINAL CONSTRUCTION PLANS.



DESIGNED: K/JN	DATE
DRAWN: KZN	REVISIONS
CHECKED BY: K/JN	NO.
DATE: January 5, 2023	
PROJECT No.: 21-197	
DWG. NAME: 21-197 Home Site Plan-3.dwg	

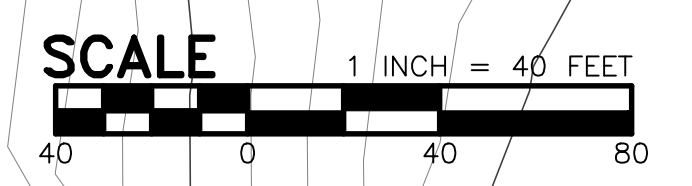
USE PERMIT SITE PLAN FOR:  
**HAVNER PROPERTY**  
**14566 MARYSVILLE ROAD**  
 A.P.N. 064-070-024 & 025

**NELSON ENGINEERING**  
 Civil Engineering, Surveying & Land Planning  
 14028 Camas Court  
 Penn Valley, CA 95946  
 (530) 432-4818  
 www.nelsonengineer.com

COUNTY OF YUBA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER  
 KEVIN J. NELSON  
 DRAFTSMAN  
 REVIEWED  
 CIVIL  
 STATE OF CALIFORNIA

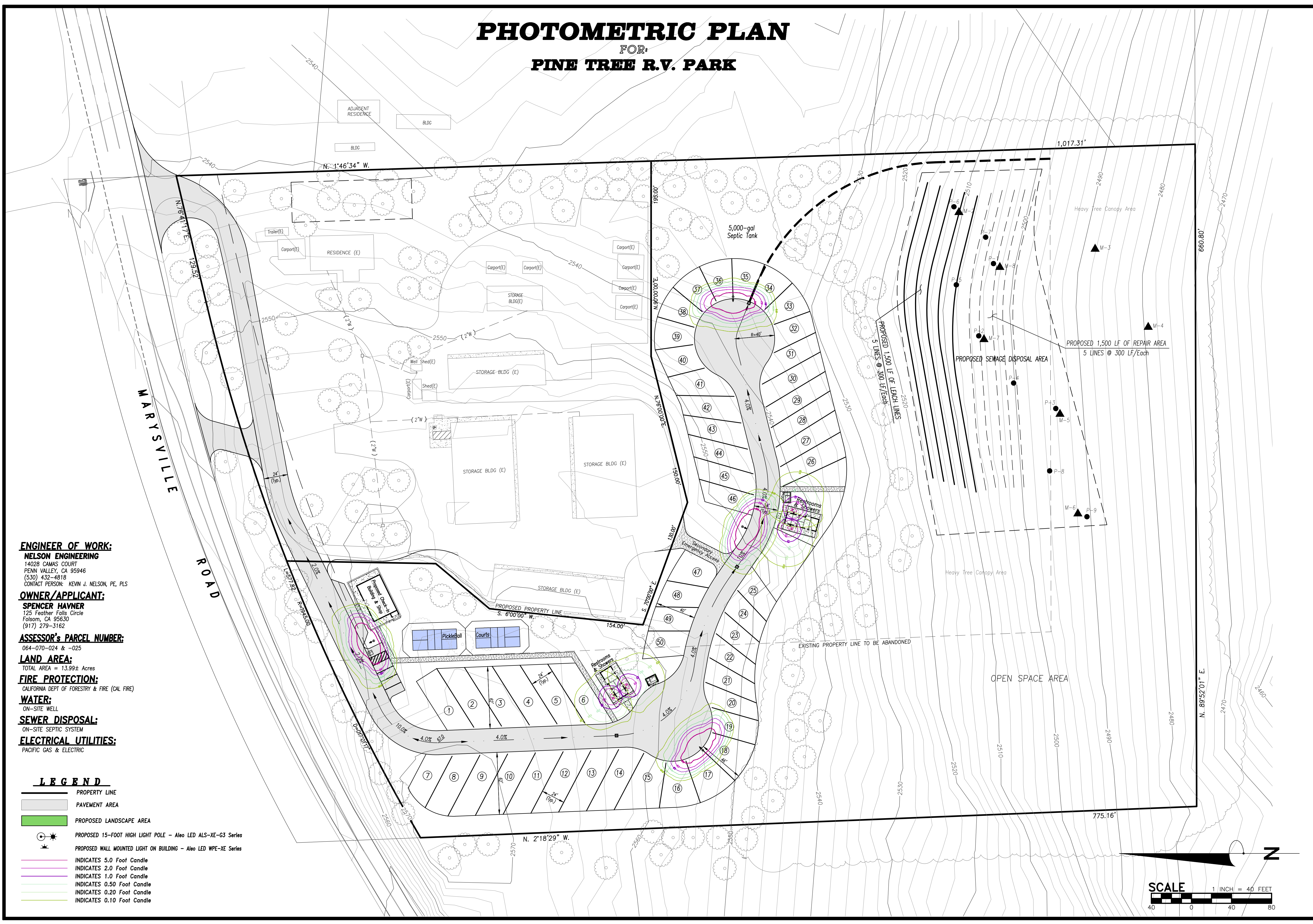
**1 OF 4**





# PHOTOMETRIC PLAN

## FOR PINE TREE R.V. PARK



**ENGINEER OF WORK:**  
**NELSON ENGINEERING**  
 14028 CAMAS COURT  
 PENN VALLEY, CA 95946  
 (530) 432-4818  
 CONTACT PERSON: KEVIN J. NELSON, PE, PLS

**OWNER/APPLICANT:**  
**SPENCER HAYNER**  
 125 Feather Falls Circle  
 Folsom, CA 95630  
 (917) 279-3162

**ASSESSOR'S PARCEL NUMBER:**  
 064-070-024 & -025

**LAND AREA:**  
 TOTAL AREA = 13.99± Acres

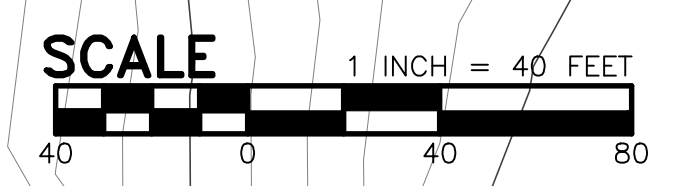
**FIRE PROTECTION:**  
 CALIFORNIA DEPT OF FORESTRY & FIRE (CAL FIRE)

**WATER:**  
 ON-SITE WELL

**SEWER DISPOSAL:**  
 ON-SITE SEPTIC SYSTEM

**ELECTRICAL UTILITIES:**  
 PACIFIC GAS & ELECTRIC

- LEGEND**
- PROPERTY LINE
  - PAVEMENT AREA
  - PROPOSED LANDSCAPE AREA
  - ☉ PROPOSED 15-FOOT HIGH LIGHT POLE - Aeo LED ALS-XE-G3 Series
  - ☼ PROPOSED WALL MOUNTED LIGHT ON BUILDING - Aeo LED WPE-XE Series
  - INDICATES 5.0 Foot Candle
  - INDICATES 2.0 Foot Candle
  - INDICATES 1.0 Foot Candle
  - INDICATES 0.50 Foot Candle
  - INDICATES 0.20 Foot Candle
  - INDICATES 0.10 Foot Candle



DESIGNED: K/JN
DRAWN: KZN
CHECKED BY: K/JN
DATE: January 12, 2023
PROJECT No.: 21-197
DWG. NAME: 21-197 Home Site Plan-3.dwg

NO.	REVISIONS

PHOTOMETRIC PLAN FOR:  
**PINE TREE R.V. PARK**  
**14566 MARYSVILLE ROAD**  
 A.P.N. 064-070-024 & 025  
 COUNTY OF YUBA, CALIFORNIA

**NELSON ENGINEERING**  
 Civil Engineering, Surveying & Land Planning  
 14028 Camas Court  
 Penn Valley, CA 95946  
 (530) 432-4818  
 www.nelsonengineer.com





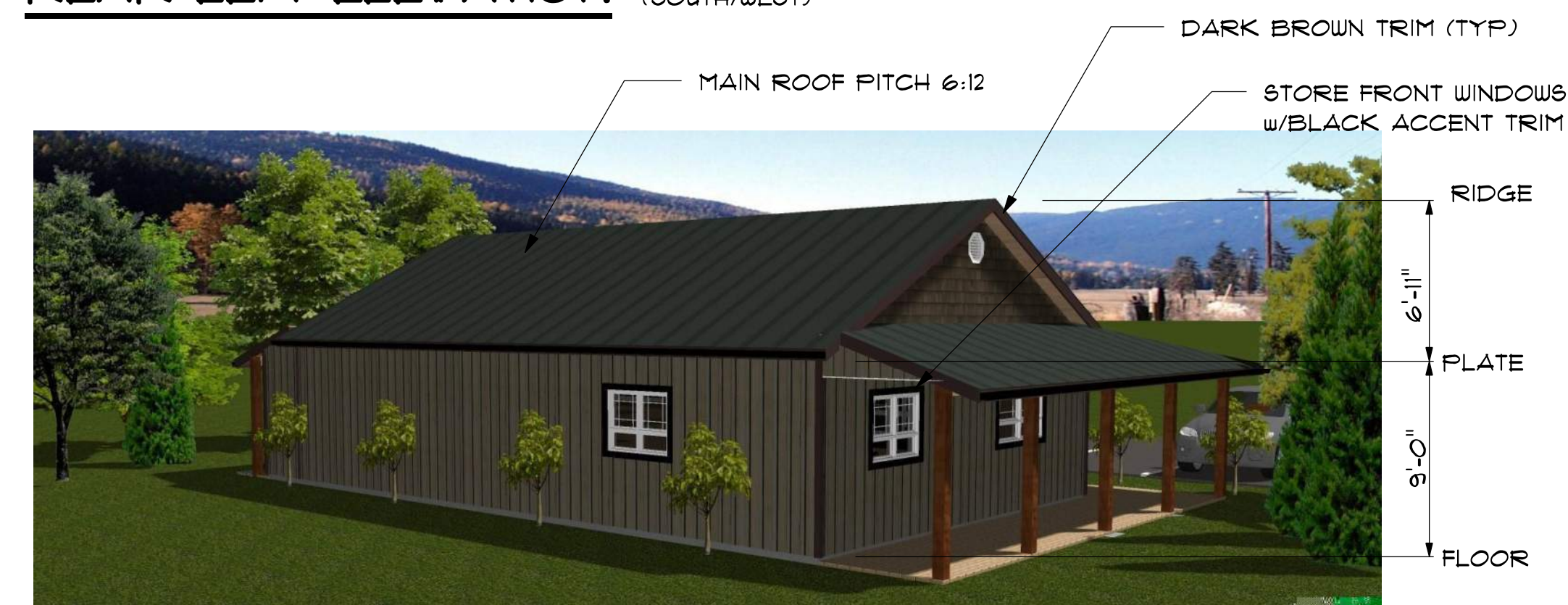
**FRONT RIGHT ELEVATION** (NORTH/WEST)



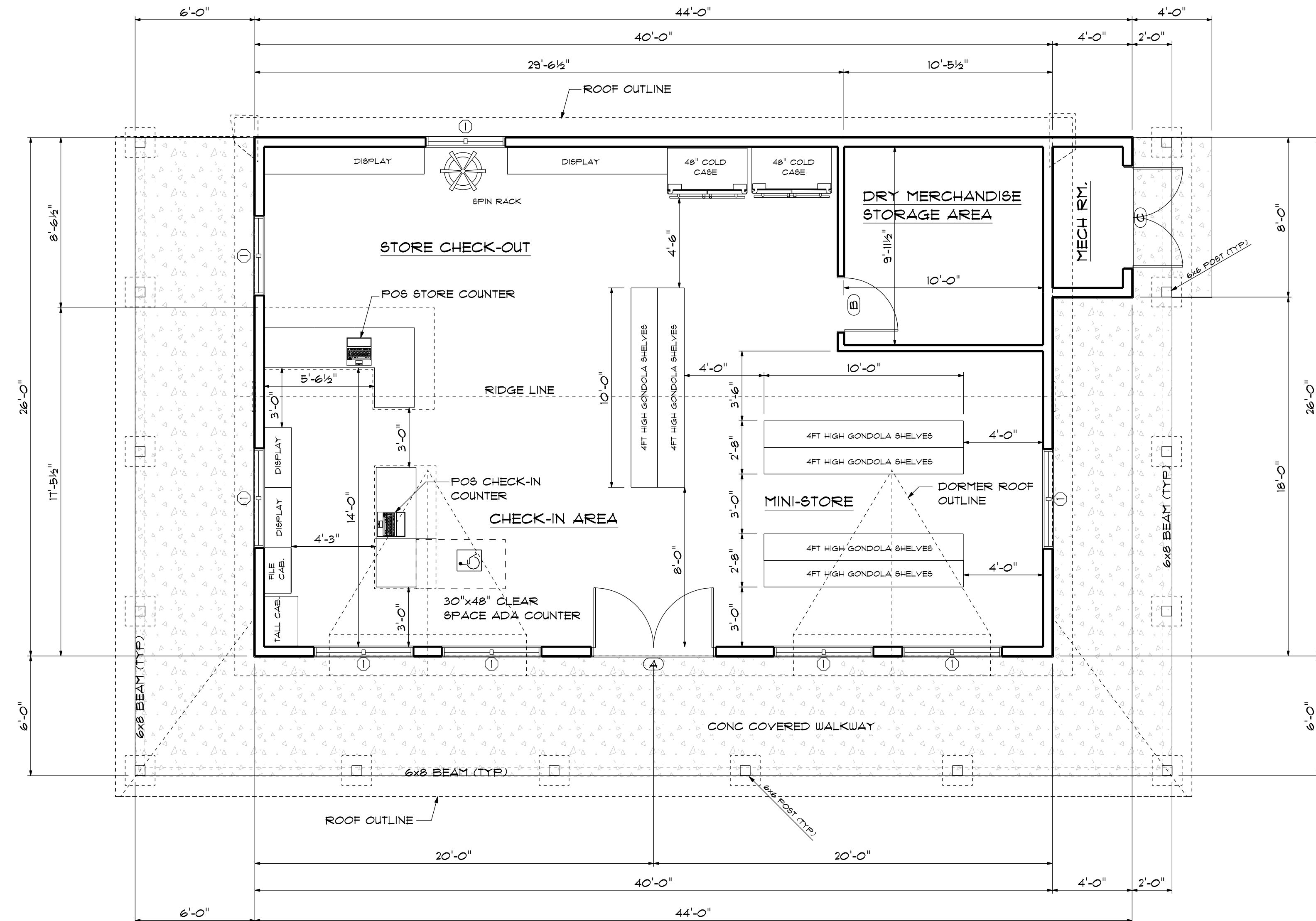
**FRONT LEFT ELEVATION** (NORTH/EAST)



**REAR LEFT ELEVATION** (SOUTH/WEST)



**REAR RIGHT ELEVATION** (SOUTH/EAST)



**FLOOR PLAN**  
 FLOOR AREA = 1,040 SF  
 SCALE: 1/4" = 1'-0"

**OFFICE/MINI STORE  
 FLOOR PLAN  
 & ELEVATIONS**

DESIGNED: KJN	DRAWN: KJN	CHECKED BY: KJN	DATE: January 12, 2023	PROJECT No.: 21-197	DWG. NAME: 21-197 Home Site Plan - Jdg
DATE					

NO.	REVISIONS

PRELIMINARY BUILDING PLANS FOR:  
**HAVNER PROPERTY**  
**14566 MARYSVILLE ROAD**  
 A.P.N. 064-070-024 & 025  
 COUNTY OF YUBA, CALIFORNIA

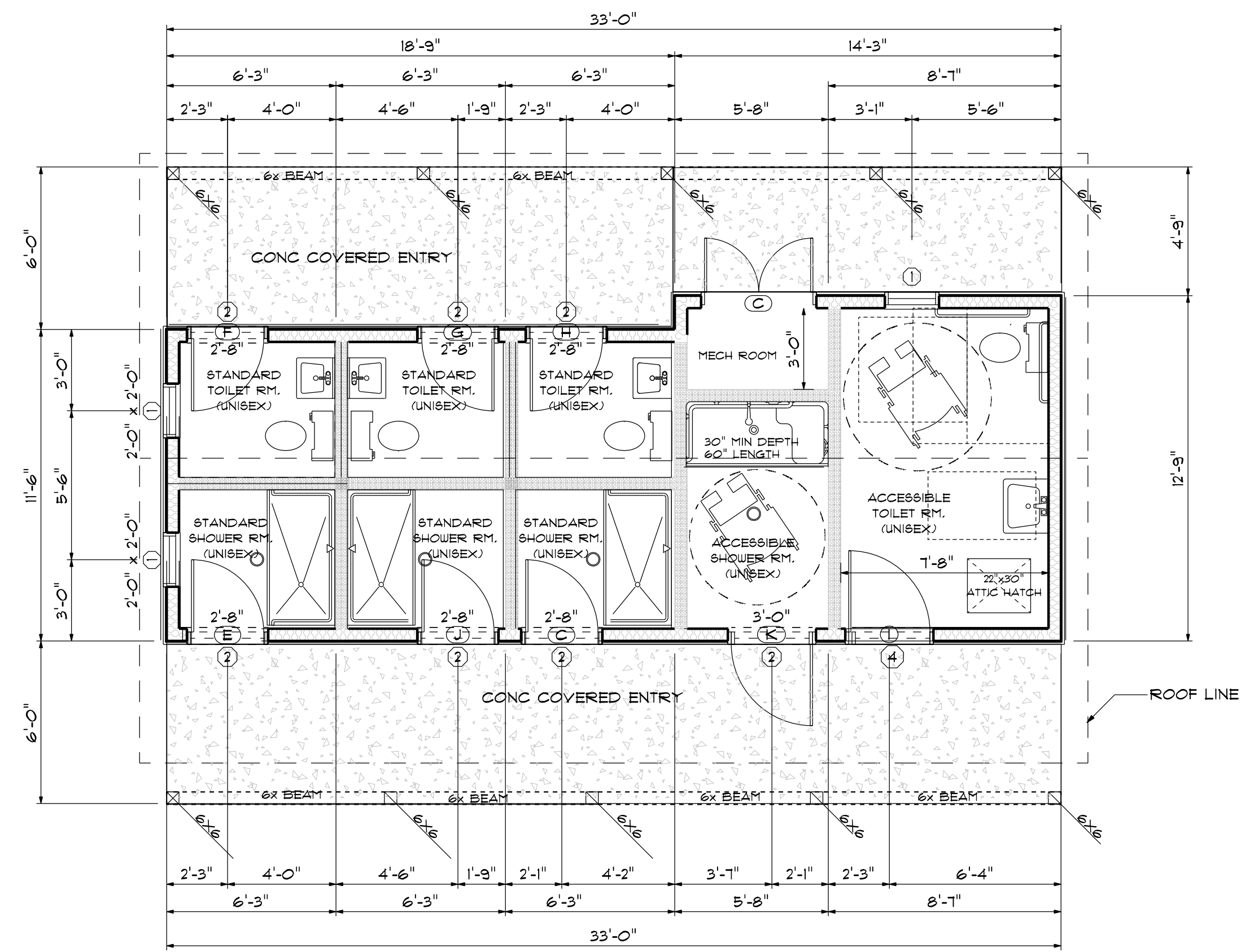
**NELSON ENGINEERING**  
 Civil Engineering, Surveying & Land Planning  
 14028 Camas Court  
 Penn Valley, CA 95946  
 (530) 432-4818  
 www.nelsonengineer.com



**FRONT RIGHT ELEVATION** (NORTH/WEST)



**REAR LEFT ELEVATION** (SOUTH/EAST)

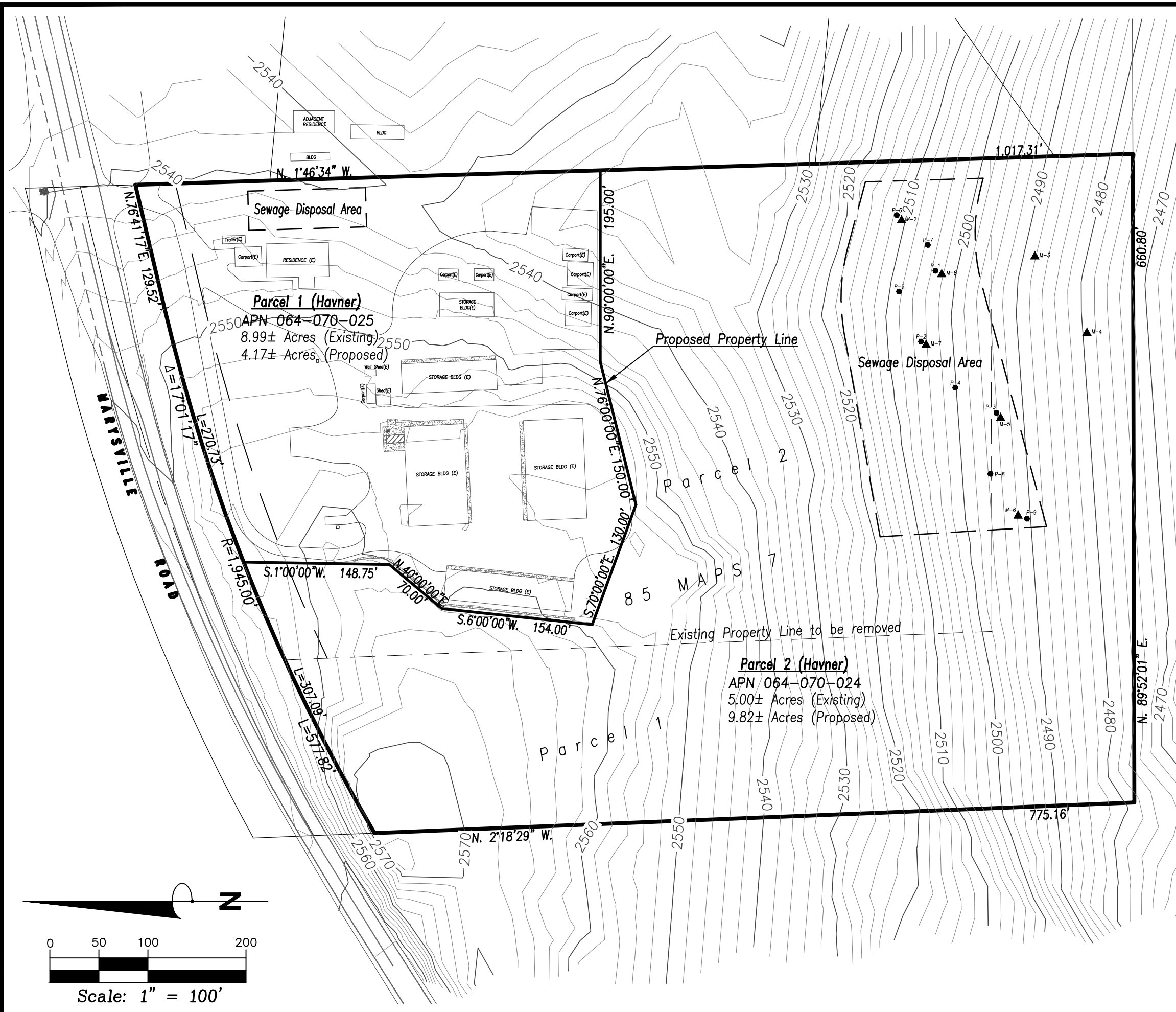


**BATHROOM/SHOWER FLOOR PLAN**  
 PERIMETER WALL AREA = 391 SF  
 SCALE: 1/4" = 1'-0"

DESIGNED: KJN	DATE
DRAWN: KJN	REVISIONS
CHECKED BY: KJN	NO.
DATE: January 12, 2023	
PROJECT No.: 21-197	
DWG. NAME: 21-197 Home Site Plan - Jdg	

PRELIMINARY BUILDING PLANS FOR:  
**HAVNER PROPERTY**  
**14566 MARYSVILLE ROAD**  
 A.P.N. 064-070-024 & 025  
 CALIFORNIA  
 COUNTY OF YUBA

**NELSON ENGINEERING**  
 Civil Engineering, Surveying & Land Planning  
 14028 Camas Court  
 Penn Valley, CA 95946  
 (530) 432-4818  
 www.nelsonengineer.com



**OWNER/APPLICANT:**

Spencer Havner  
 805 Spur Court  
 Rocklin, CA 95765  
 (917) 279-3162

**ENGINEER/SURVEYOR:**

Nelson Engineering  
 14028 Camas Court  
 Penn Valley, CA 95946  
 (530) 432-4818  
 Contact: Kevin J. Nelson, PLS, PE

**ASSESSOR'S PARCEL NUMBER:**

064-070-024 & -025

**WATER:**

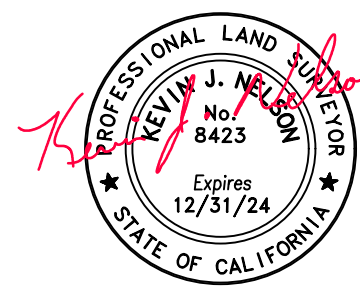
On-Site Well

**SEWER DISPOSAL:**

On-Site Sewage Disposal System

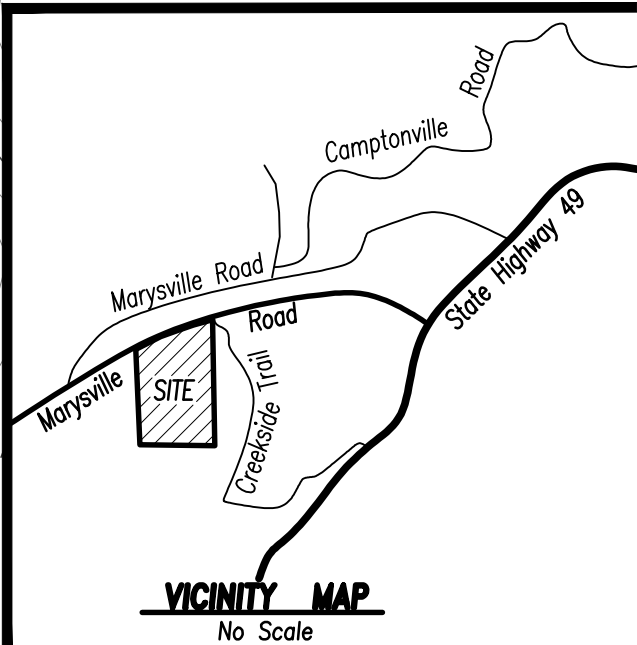
**ZONING:**

Rural Commercial District (RC)



TENTATIVE LOT LINE ADJUSTMENT MAP FOR:

**SPENCER HAVNER**  
 APN's 064-070-024 & -025



SCALE:  
 1" = 100'

Sheet  
 1 of 1

**NELSON ENGINEERING**  
 Civil Engineering, Surveying & Land Planning  
 14028 Camas Court  
 Penn Valley, CA 95946  
 (530) 432-4818  
 www.nelsonengineer.com

# **RV Campground Operational Plan**

**Submitted to:**

Yuba County Planning Department

**Submitted by:**

Kevin Nelson, Nelson Engineering  
January 3, 2023

The project consists of 13.99 acres and provides 50 RV and tent campground spaces.

## **Employees**

The facility will have two full-time and two part-time employees, including one camp host who will reside onsite during the peak season of April through October. The camp host will reside in an RV in one of the RV spaces.

## **Customer Interface and Hours of Operation**

New customers will be required to sign up online and meet in person with the onsite manager to register at the customer office.

Manager's hours will be 7 days a week, 7 AM - 7 PM. Customer access to the site will be available 24 hours a day. General store hours will be 7 AM – 9 PM.

## **Ingress/Egress**

The site will have one primary and one emergency access point, both from Marysville Road. Both ingress/egress points will be gated to control access to the campground for theft and vandalism prevention purposes. The gate will be card or phone operated in coordination with Fire District/Fire Marshal requirements.

## **Products and Services**

The site will provide a general store/market for customer use only. The store will provide food, drinks, and camping items.

Each RV site will have its own water, sewer (cleanout), electrical services, and wifi. Trash service will be provided with bear-proof containers as needed. Two restrooms will be provided for RV customers, with toilets, sinks and showers.

## **Fire Prevention**

All structures will be constructed with non-flammable materials. Fire extinguishers and fire hydrants will be in accordance with local fire department standards. The grounds will be kept clean of any dried wood or trimmings. Camptonville Community Services District Volunteer Fire Department has jurisdiction and is located approximately 2.7 miles away. A Tahoe National Forest fire station is also located 2.4 miles from the project. More details on fire prevention are provided in the Fire Protection Plan submitted with the project application per Yuba County Policy HS2.20.

## Attachment 5

### **Noise**

No amplified music or other sound is anticipated for this project. Daily quiet hours for camp guests will be from 10 PM to 7 AM.

### **Equipment**

Maintenance equipment such as a skid steer, dump trailer, and landscape equipment, will be used periodically. A backup generator will also be installed to provide emergency power as needed for the store, office, and onsite lighting. This would be used as an emergency power source only.

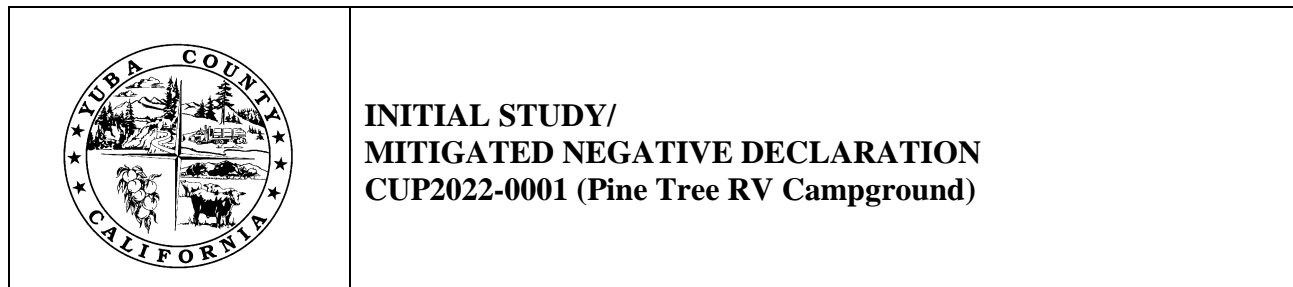
### **Lighting**

The site will have downward facing, shielded pole lighting. See attached lighting plan.

### **Hazardous Materials**

Small quantities of fertilizers and pesticides under haz mat threshold limits may be stored onsite in the shed for landscape maintenance purposes.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**



<b>Project Title:</b>	Conditional Use Permit CUP2022-0001 (Pine Tree RV Campground)
<b>Lead Agency Name and Address:</b>	County of Yuba Planning Department 915 8 <sup>th</sup> Street, Suite 123 Marysville, CA 95901
<b>Project Location:</b>	Assessor's Parcel Numbers: 064-070-024 & -025
<b>Applicant/Owner</b>	Spencer Havner 125 Feather Falls Circle Folsom, CA 95630
<b>General Plan Designation(s):</b>	Rural Community
<b>Zoning:</b>	"RC" Rural Commercial
<b>Contact Person:</b>	Vanessa Franken, Planner II
<b>Phone Number:</b>	(530) 749-5685
<b>Date Prepared</b>	May 2023

**Project Description**

The proposed project is a Use Permit application to allow a recreational vehicle and tent campground with associated facilities at 14566 Marysville Road. The project site is approximately two miles southwest of the Camptonville community and 0.65 miles southeast of New Bullards Bar Reservoir, in the northeast area of Yuba County (see Figure 1). The project applicant proposes grading and construction of 50 RV/tent campground stalls, two sets of restrooms with showers, pickleball courts, and a check-in office and market for the use of campers. Campsites will range in size from 1,000 square feet to 1,800 square feet each and will allow room for 2 vehicles and a fire ring. The proposed project will also involve construction of an interior access road, turnarounds, landscaping, a well for onsite water supply (potable water for campers as well as fire protection water supply for two 5,000-gallon tanks), and a septic system for sewage disposal.

The 13.99-acre subject site is comprised of two legal parcels (8.99 acres and 5 acres) that will be reconfigured with a Lot Line Adjustment prior to issuance of improvement permits to conform to site planning and setback requirements. The existing Pine Tree Boat and RV Storage facility on the eastern parcel will be contained within the new 4.17-acre parcel, while the proposed Pine Tree RV Campground will be contained within the second 9.82-acre parcel to the west, as shown

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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in Figures 2 and 3 below. The two parcels will share the existing driveway encroachment that is already in use for the Pine Tree RV and Boat Storage facility. This driveway access is directly from Marysville Road, a County-maintained road. Secondary access will also be provided from Marysville Road to the site through Pine Tree RV and Boat Storage via an existing gravel access road, as shown in Figures 2 and 3 below.

With 50 campsites providing room for RVs and/or tents, the applicant expects between 25 to 35 groups, or 50 to 70 people, on weekends. Expected occupancy is 50 to 70 percent of sites reserved, with about two people per site on average. Maximum occupancy per the Yuba County Ordinance Code Title XI, Division II, Chapter 11.32, Subsection Chapter 11.32.060, is six occupants per RV space, for a total of 300 people maximum. Visitors and campers must have a reservation for an existing campsite to enter the property; no walk-ins or day use will be allowed. New customers will be required to sign up online and meet in person with the onsite manager to register at the onsite customer office. Manager's hours will be 7 days a week, 7 AM - 7 PM. Customer access to the site will be available 24 hours a day. The check-in office will also serve as a small market or general store to provide convenience items for campers. This market will not be open to the general public, but would be open to campers from 7 AM – 9 PM each day.

Potable water will be provided by a new well (shown on the site plan in Figure 3), which will also provide fire protection water supply in accordance with NFPA 1142 requirements. Wastewater facilities will be provided at onsite restrooms and via dump stations at each camp site, and disposed of via a new septic system to the south of the campground area. The system will be installed under the purview of the Yuba County Environmental Health Department. Solid waste disposal will be provided by the trash and recycling bins which will be placed at convenient locations throughout the campsite. These will be emptied regularly.

**Hours of Operation**

The Pine Tree RV Campground will be open all year, although peak season is anticipated between April and October due to winter rain and snow during later months. Camper access to the site will be available 24 hours per day, but manager's hours will be from 7 AM to 7 PM, limiting traffic outside of those hours. The general store hours are proposed as 7 AM to 9 PM, which will also help limit off-site traffic.

**Employees**

The facility will have up to two full-time and two part-time employees, as well as a camp host during the summer to ensure that personnel is onsite at all times to manage the campsite and enforce camp rules.

**Activities**

The proposed campground will provide pickleball courts and picnic areas for its campers. The project site is in the general vicinity of multiple recreational facilities, including New Bullards Bar Reservoir, existing alternate campground options, hiking and biking trails. Rebel Ridge trailhead is located across Marysville Road from the project site.



**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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**Environmental Setting**

At approximately a 2,500 feet elevation, the project site is within a transition zone between the lower foothill elevations and the higher Sierra Nevada Mountains. This zone is termed the Yellow Pine Belt and is comprised of mixed oak and pine woodland. Because it is within a transition zone, or ecotone, a variety of flora and fauna species occur in the area that can occur in both higher and lower elevations, including ponderosa pine, sugar pine, white fir, incense cedar, Douglas fir, black oak, live oak, tan oak, dogwood, Pacific madrone, poison oak, and coffeeberry.

The project site, near the historic community of Camptonville, has a Mediterranean climate characterized by hot, dry summers and rainy winters with some snow. Camptonville, approximately two miles northeast and 300 feet higher in elevation, has annual precipitation over 80 inches, with an average of 20 inches of snow in each winter month December through March. At Bullards Bar approximately 0.65 miles to the west and 500 feet lower in elevation than the project site, annual precipitation occurs mostly from October through April. Mean monthly minimum temperatures are typically in the high 30s from November through April at Camptonville, and in the 40s at New Bullards Bar. Mean maximum temperatures are in the 70s and 80s in Camptonville, and in the 80s and 90s at New Bullards Bar from June through September. The project site is expected to experience weather between these two ranges.

Figure 1: Project Vicinity

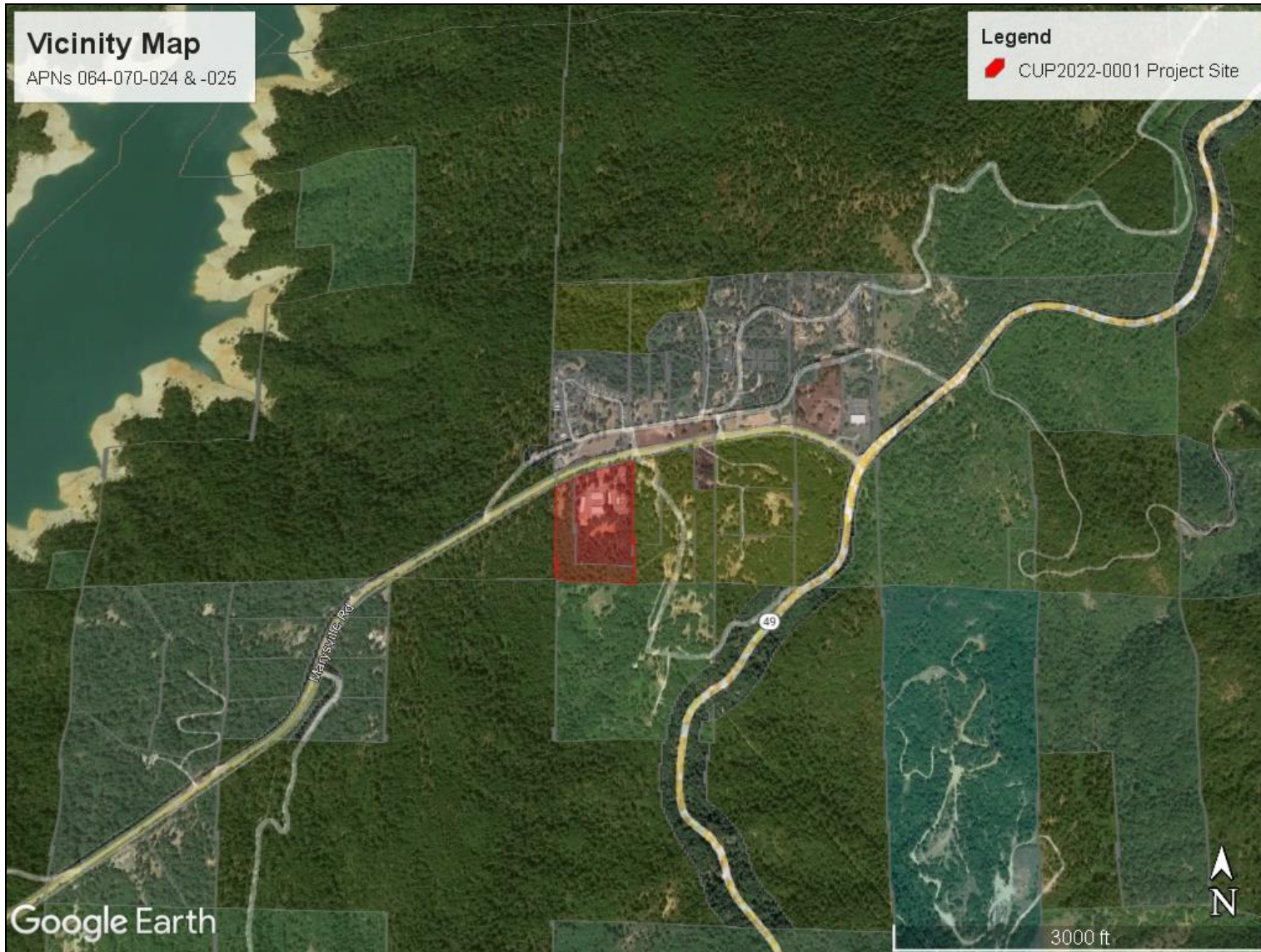


Figure 2: Aerial Site Plan



Figure 3: Site 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 type="checkbox"/> Aesthetics                         | <input checked="" 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 checked="" type="checkbox"/> Geology/Soils           | <input type="checkbox"/> Greenhouse Gas Emissions                    | <input checked="" type="checkbox"/> Hazards & Hazardous Materials      |
| <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning                           | <input type="checkbox"/> Mineral Resources                             |
| <input checked="" type="checkbox"/> Noise                   | <input type="checkbox"/> Population/Housing                          | <input type="checkbox"/> Public Services                               |
| <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation/Traffic                      | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems          | <input type="checkbox"/> Wildfire                                    | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

**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

05/24/2023  
Date

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

---

**PURPOSE OF THIS INITIAL STUDY**

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Environmental Assessment for CUP2022-0001 (Pine Tree RV Campground), 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

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incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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

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

**Discussion/Conclusion/Mitigation:**

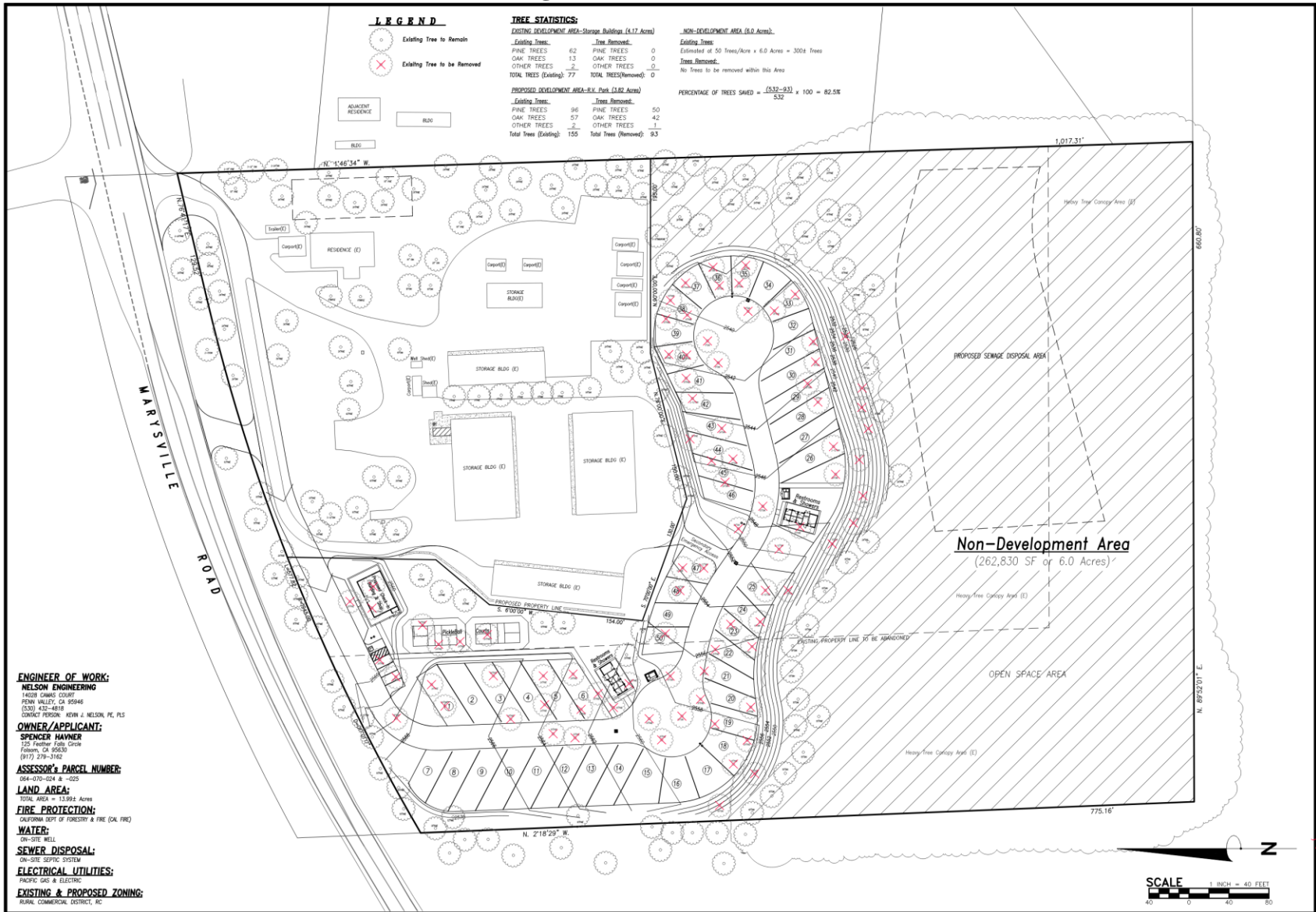
a-c) A scenic vista is a view that possesses visual and aesthetic qualities of high value to the public. Scenic vistas can provide views of natural features or significant structures and buildings. The project site is currently vegetated with mixed oak-conifer woodland dominated by ponderosa pine, which is common throughout the area but arguably holds scenic value to the community. The project would remove some of the vegetation but would retain a large portion of it. Of the 9.82-acre western parcel that would be created with the proposed lot line adjustment, the project would retain 6.0 acres in open space (with prescribed fuel management measures implemented), as shown in the Tree Removal Plan in Figure 4 below.

Due to the 100-foot right of way on Marysville Road, approximately 40 feet of the frontage between the project site and the traveled way of Marysville Road is comprised of County right of way that is heavily vegetated. This area provides a natural screen and buffer for persons traveling by the project site, as shown in Figure 5 below. In addition, much of the project site is elevated above the road and is not directly visible, particularly at the eastern end of the site. See Figure 6 for a streetside view of the site from the eastern end of the project.

Other than native vegetation, there are no scenic resources such as rock outcroppings or historic buildings on the project site that would be impacted by development. The project is not located within a State-designated scenic highway. Due to the natural screening, topographic configuration of the site from public viewpoints, and large areas of unimpacted open space, impacts to scenic vistas and the existing visual quality of the site would be *less than significant*.



Figure 4: Tree Removal Plan

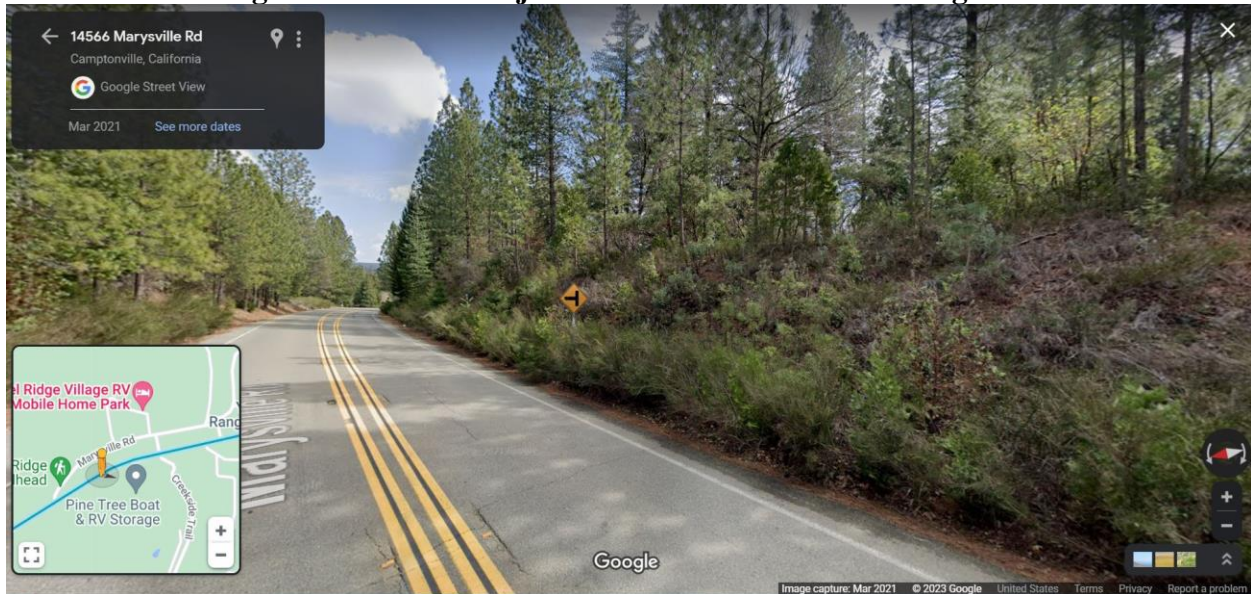


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Figure 5: View of Project Site from East End Looking Southwest



Figure 6: View of Project Site from West End Looking East

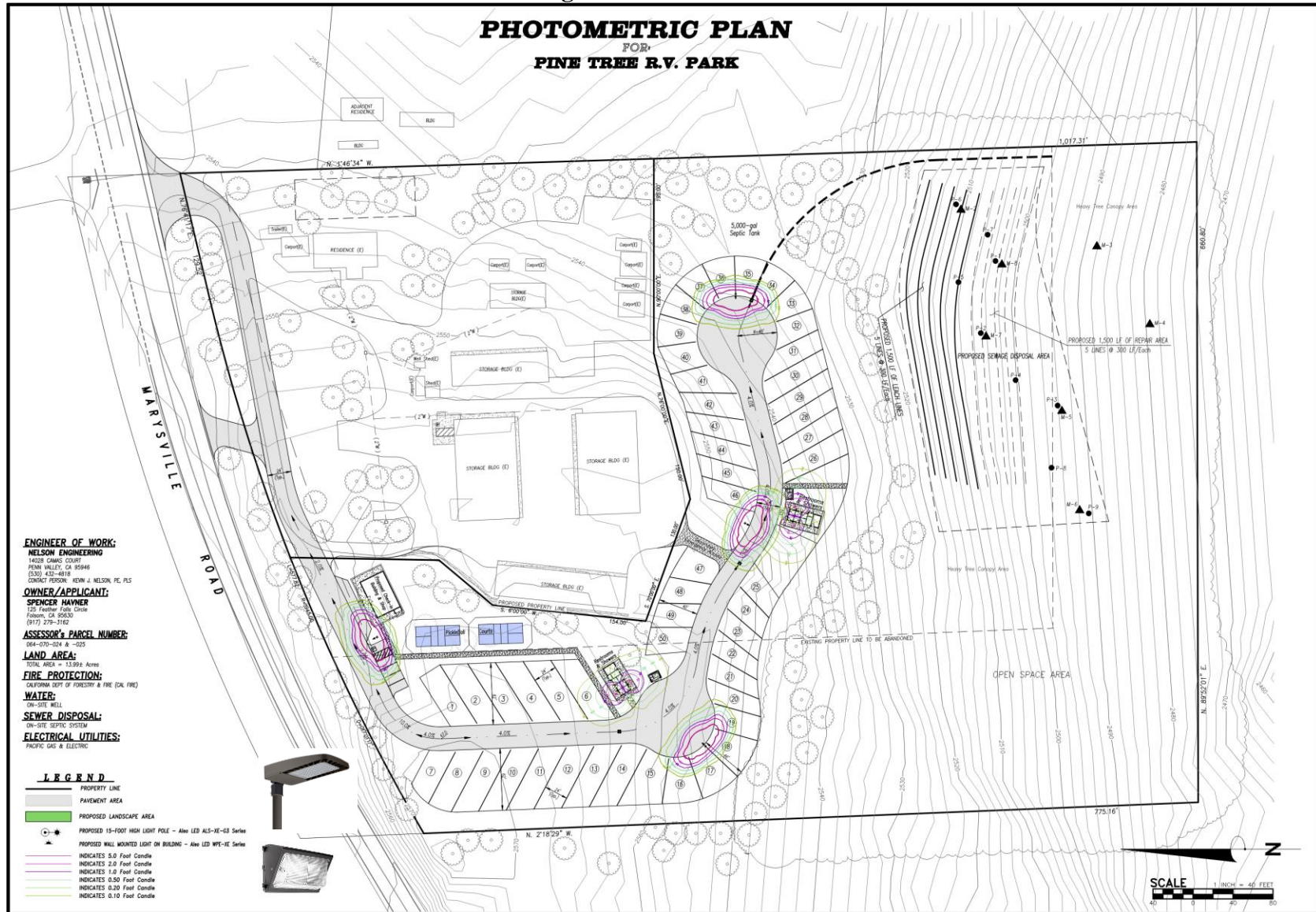


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d) The proposed project includes lighting for security and convenience purposes. Lighting is proposed as shown in Figure 7, with four 15-foot pole lights (Aleo LED ALS-XE-G3) and two building-mounted lights on each restroom/shower building. Proposed lighting meets the height, lighting type, and shielding requirements of Yuba County Development Code Section 11.19.060, and as shown in the photometric plan below, will not trespass off-site into the public right-of-way or adjoining properties. All luminaries must also meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for “Cut Off” or “Full Cut Off” luminaries. Because the project complies with all lighting requirements, and the Yuba County Development Code provides for lighting conditions to minimize any adverse impacts, no mitigation is required and impacts related to lighting are *less than significant*.

Figure 7: Photometric Plan



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**II. AGRICULTURE AND FORESTRY RESOURCES**

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

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

**Discussion/Conclusion/Mitigation:**

a-b) The property is located on land designated as Urban and Built-up Land and Other Land according to the Farmland Mapping and Monitoring Program (CA Department of Conservation, DOC 2022) and is not subject to Williamson Act contracts as Yuba County does not offer Williamson Act contracts (CA Department of Conservation, DOC 2023). The proposed project would occur on land that is in the Yellow Pine Belt ecotone and is forested with mixed oak and pine woodland. Additionally, the property is zoned for Rural Commercial use. Therefore, the project would not convert farmland, or conflict with existing zoning for agricultural use or a Williamson Act contract, and **no impact** to agriculture would occur.

c) The project does not propose a change in zoning out of a Forest or Timber Production Zone, and would not result in the loss or conversion of land zoned Forest or Timber Production Zone.

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The project would therefore have *no impact* related to Forest or Timber Production Zone zoning.

d-e) The project site is zoned Rural Commercial (RC) and is not used or planned for timber production or harvesting. However, the site is currently forested and will be converted to a non-forest, commercial-recreational use. The project design includes the removal of 93 trees over 8 inches diameter at breast height (dbh) from over 3 acres, which requires a Timber Conversion Permit (TCP) from CAL FIRE. With implementation of the conditions within the TCP, which include environmental mitigation to reduce impacts with tree removal, the project would have impacts that are *less than significant with mitigation*.

**Mitigation 2.1 Obtain a Timber Conversion Permit**

Prior to tree removal and the issuance of grading and improvement permits for the project, the applicant shall obtain a Timber Conversion Permit if required by CAL FIRE and provide evidence of the permit to the Planning Department.

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**III. AIR QUALITY**

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

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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-b) On December 3, 2021, the final draft of the Northern Sacramento Valley Planning Area 2021 Triennial Air Quality Attainment Plan (Plan) was adopted by the Northern Sacramento Valley Air Basin (NSVAB), which includes Yuba County. The California Clean Air Act (CCAA) requires air districts that have been designated as nonattainment areas for California Ambient Air Quality Standards (CAAQS) for ozone, carbon monoxide, sulfur dioxide, or nitrogen dioxide to prepare and submit a plan for attaining and maintaining the standards, and to review progress made towards attainment every three years. The 2021 update summarizes the feasible control measure adoption status of each air district in the NSVAB, including the Feather River Air Quality Management District (FRAQMD), which encompasses Yuba County. The 2021 update was adopted by the FRAQMD, and development proposed by the proposed project will be required to comply with its provisions (SVAQEPP 2021).

The 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.

The United States Environmental Protection Agency (US EPA) provides information on the attainment status of counties regarding ambient air quality standards for certain pollutants, as

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established by the federal and/or state government. As of February 28, 2023, Yuba County was in Attainment or Unclassified for all federal criteria air pollutants (US EPA 2023) and was in Nonattainment for the CAAQS state standards for Ozone, PM<sub>2.5</sub>, and PM<sub>10</sub> (CARB 2023).

FRAQMD has established CEQA significance thresholds for NO<sub>x</sub>, ROG, and PM<sub>10</sub> which are applicable to the project (FRAQMD 2010). A CalEEMod analysis was prepared for the project which identified the following project emissions. The results of the analysis are presented below relative to the FRAQMD significance thresholds.

**Table 1: Project Emissions**

	<b>Nitrogen Oxides (NO<sub>x</sub>)</b>	<b>Reactive Organic Gases (ROG)</b>	<b>Particulate Matter less than 10 microns (PM<sub>10</sub>)</b>
<i>FRAQMD Operational Standard</i>	25 lbs/day	25 lbs/day	80 lbs/day
Project Operational Emissions	1.48 lbs/day	6.4 lbs/day	0.152 lbs/day
<b>Does Project Exceed Standard?</b>	<b>No</b>	<b>No</b>	<b>No</b>
<i>FRAQMD Construction Standard</i>	25 lbs/day multiplied by project length, not to exceed 4.5 tons per year	25 lbs/day multiplied by project length, not to exceed 4.5 tons per year	80 lbs/day
Project Construction Emissions	1.48 lbs/day x 60 days construction	6.4 lbs/day x 60 days construction	0.24 lbs/day
<b>Does Project Exceed Standard?</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: California Air Pollution Control Officers Association 2022.

As shown in Table 1, the project would not exceed any of the FRAQMD thresholds. However, FRAQMD does recommend the following standard construction-phase mitigation measures for projects that do not exceed District operational standards:

**Mitigation Measure 3.1 FRAQMD**

- Implement FRAQMD Fugitive Dust Plan
- Implement FRAQMD standard construction phase mitigation measures and include as notes on all construction plans prior to permit issuance. Standard construction phase mitigation measures can be found at <https://www.fraqmd.org/ceqa-planning>.

**Mitigation Measure 3.2 Fugitive Dust Control for Construction**

1. Water inactive construction sites and exposed stockpile sites at least twice daily.
2. Pursuant to California Vehicle Code, all trucks hauling soil and other loose material to and from the construction site shall be covered or should maintain at least 6 inches of freeboard (i.e. minimum vertical distance between top of load and the trailer).
3. Any topsoil that is removed for the construction operation shall be stored on-site in piles not to exceed 4 feet in height to allow development of microorganisms prior to replacement of soil in the construction area. These topsoil piles shall be clearly marked



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and flagged. Topsoil piles that will not be immediately returned to use shall be revegetated with a non-persistent erosion control mixture.

4. Soil piles for backfill shall be marked and flagged separately from native topsoil stockpiles. These soil piles shall also be surrounded by silt fencing, straw wattles, or other sediment barriers or covered unless they are to be immediately used.
5. Equipment or manual watering shall be conducted on all stockpiles, dirt/gravel roads, and exposed or disturbed soil surfaces, as necessary, to reduce airborne dust.

In addition, the Fire Protection Plan for the project proposes a strict “no campfire” policy to be enforced by campground staff from May through the summer and fall until the start of each year’s wet season. Staff will only allow campfires when safe to do so after heavy rains in the late fall through April, as long as the area remains green and moist, and with guidance from the US Forest Service and CAL FIRE for the Yuba County foothills area. However, to prevent wildfires and adverse particulate matter associated with them, the following mitigation measure shall be included:

**Mitigation Measure 3.3      Campfires**

Campfires (with the exception of non-wood-burning propane fires) are prohibited from May 15 through the fall until the wet season and when US Forest Service/CAL FIRE guidance has a burn ban in effect. When allowed, campfires must be in designated fire rings.

The project includes the use of a generator unit for backup power during an emergency. The proposed generator will require a permit from FRAQMD prior to installation. To ensure this permit is obtained, the following mitigation measure is hereby incorporated:

**Mitigation Measure 3.4      Obtain a FRAQMD Permit for the Backup Generator**

Prior to installation of the new generator unit, the applicant shall obtain an Authority to Construct permit and supplemental Internal Combustion Engine permit from the FRAQMD.

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

c) As of February 28, 2023, Yuba County was in Attainment or Unclassified for all federal criteria air pollutants (US EPA 2023) and was in Nonattainment for the CAAQS state standards for Ozone, PM2.5, and PM10 (CARB 2023). 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

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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 the campground. Enforcement of these rules would reduce the amount of PM10 that would be generated by development of the project site. Additionally, with Mitigation Measures **MM3.1** through **MM3.4**, particulate matter and ozone emissions from the project would be mitigated. Therefore, cumulative impacts associated with criteria nonattainment air pollutants would be *less than significant with mitigation*.

d) Sensitive receptors include hospitals, schools, daycare facilities, elderly housing, and convalescent facilities. The occupants of these facilities, children, elderly, and the infirm, are more sensitive to poor air quality and associated health effects than the general population. In addition, residential areas are considered sensitive receptors because the general public spends substantial amounts of time at home. The closest sensitive receptor to the project site is Rebel Ridge Village RV & Mobile Home Park approximately 400 feet north of the project. However, with implementation of Mitigation Measures **MM3.1** through **MM3.4**, which will reduce dust and construction emissions, impacts to sensitive receptors would remain *less than significant*.

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

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<b>IV. BIOLOGICAL RESOURCES</b>			Less Than	
<b>Would the project:</b>	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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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) The project is located in Yuba County southwest of the town of Camptonville and east of New Bullards Bar Reservoir. The project is located at an elevation of approximately 2,500 feet above mean sea level in the western foothills of the Sierra Nevada. The surrounding area consists of forested lands used for recreational and resource extraction purposes, as well as rural residential housing and open space areas.

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Project Area

At approximately 2,500 feet elevation, the project site is within a transition zone between the lower foothill elevations and the higher Sierra Nevada Mountains. This zone is considered the Yellow Pine Belt and is comprised of mixed oak and pine woodland. Because it is within a transition zone, or ecotone, a variety of flora and fauna species occur in the area that can occur in both higher and lower elevations, including ponderosa pine, sugar pine, white fir, incense cedar, Douglas fir, black oak, live oak, tan oak, dogwood, Pacific madrone, poison oak, and coffeeberry.

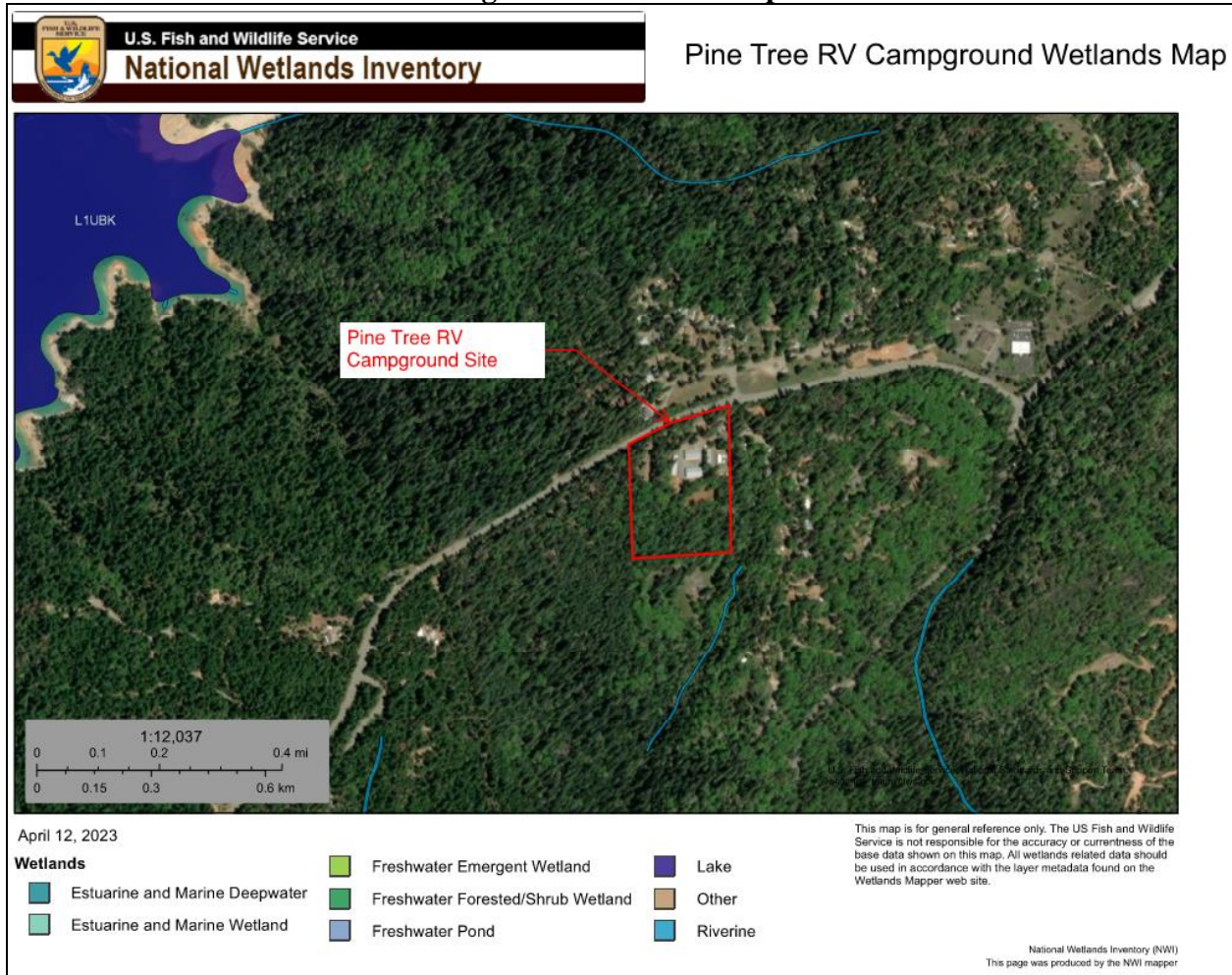
Physical Conditions

The project site consists of forested areas of Yellow Pine Forest, and disturbed/ruderal areas of non-native grassland. Yellow Pine Forest, also called montane hardwood-conifer forest, contains a plurality of yellow (or ponderosa) pines. Douglas-firs, bigleaf maples, sticky whiteleaf manzanitas, blackfruit dogwoods, tanbark oaks, and California bay laurels are also common trees in Yellow Pine Forest. Common shrubs and vines in Yellow Pine Forest include Indian manzanitas, shining netvein barberries, Pacific mountain dogwoods, dwarf wood roses, upright snowberries, and poison oak.

Non-native annual grasslands characterize the majority of the project area not dominated by mixed oak and pine woodlands. Non-native annual grassland habitats and species composition depend largely on annual precipitation, fire regimes, irrigation, and grazing practices. Common botanical species found in the non-native annual grasslands in the project area include wild oat (*Avena sp.*), soft chess (*Bromus hordeaceus*), red brome (*Bromus madritensis ssp. rubens*), and Italian rye (*Lolium multiflorum*). Wildlife species use grassland habitat for foraging but require some other habitat characteristic such as rocky outcrops, cliffs, caves or ponds in order to find shelter and cover for escapement.

The site does not contain any wetlands according to the National Wetlands Inventory but is located approximately 0.65 miles southeast of New Bullards Bar Reservoir and 260 feet west of Mosquito Creek, as shown in Figure 8 below (USFWS 2023).

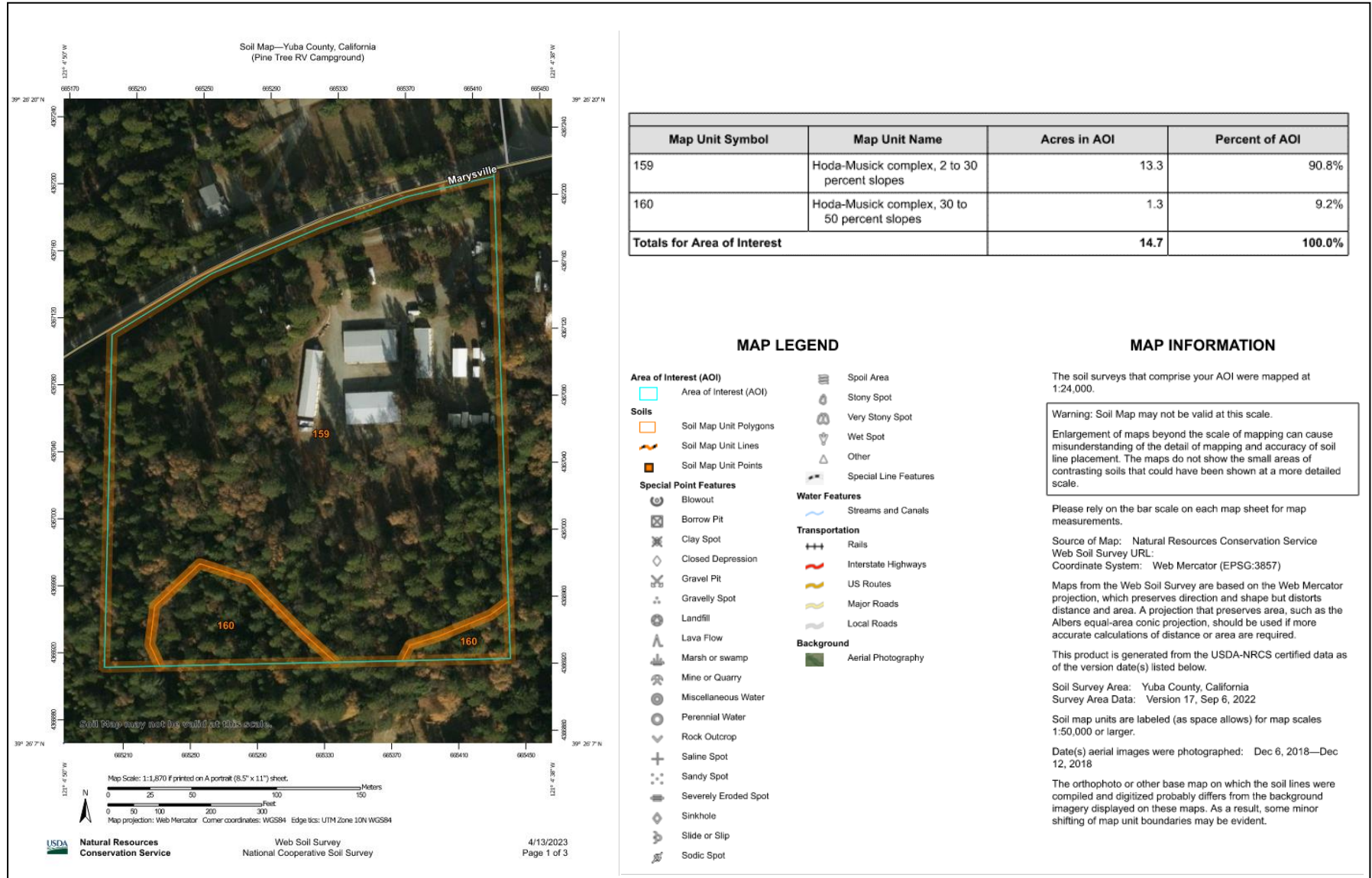
Figure 8: Wetlands Map



Source: USFWS 2023

There are two types of soils within the subject property that are recognized by the USDA Natural Resource Conservation Service: Hoda-Musick complex, 2 to 30 percent slopes over approximately 90.8 percent of the area, and Hoda-Musick complex, 30 to 50 percent slopes over approximately 9.2 percent of the area. These soils are not listed as hydric soils of Yuba County Soils are shown in Figure 9 below (USDA 2023). These soils are slightly acidic with a pH of 6.1 to 14 inches depth and 5 to 72 inches depth, and are not serpentine-containing soils.

Figure 9: Soils Map



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Regional Species and Habitats of Concern

A records search was completed of the United States Fish & Wildlife Service's Federal Endangered and Threatened Species List (USFWS 2023), as well as the California Department of Fish and Wildlife's California Natural Diversity Database (CNDDDB) BIOS Quickviewer (9-quadrangle search). The following table shows species that have the potential to occur within the project site based on the IPaC Resource List and BIOS Quickviewer. However, it should be noted that not all species listed within the table have the potential to occur within the subject property based on unsuitable habitat and/or lack of recorded observations within the project's watershed.

**Table 2: Evaluation of Listed and Proposed Species Potentially Occurring or Known to Occur in the Project Area**

Common Name ( <i>Scientific Name</i> )	<u>Status</u> Fed/State / CNPS	General Habitat Description	Habitat Present/ Habitat Absent	Rationale
<b>INVERTEBRATES</b>				
<b>Monarch butterfly</b> ( <i>Danaus plexippus</i> )	Candidate/_ /_	Prairies, meadows, grassland, and roadsides.	HA	There is no suitable meadow or grassland habitat present on the project site. <b>No Effect.</b>
<b>Western bumblebee</b> ( <i>Bombus occidentalis</i> )	_/_SC/_	Open grassland and scrub habitats. Primarily nests underground.	HA	There is no suitable grassland or scrub habitat present on the project site. <b>No Effect.</b>
<b>REPTILES AND AMPHIBIANS</b>				
<b>Western pond turtle</b> ( <i>Emys marmorata</i> )	_/_SSC/_	Artificial ponds, pond margins, back waters of rivers, and sloughs vegetated by heavy riparian and/or emergent vegetation and basking areas. A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6,000 ft elevation.	HA	There is no suitable aquatic habitat to support this species within the Subject Property. <b>No Effect.</b>
<b>Coast-horned lizard</b> ( <i>Phrynosoma blainvillii</i> )	_/_SSC/_	Inhabits open areas of sandy soil and low vegetation in valleys, foothills and semiarid mountains. Often found in lowlands along sandy washes with scattered shrubs and along dirt roads.	HA	There is no suitable sandy soil habitat to support this species within the Subject Property. <b>No Effect.</b>
<b>Southern long-toed salamander</b> ( <i>Ambystoma macrodactylum sigillatum</i> )	/_SSC/_	Inhabits alpine meadows, high mountain ponds and lakes.	HA	There is no suitable alpine meadow habitat or water features to support this species within the Subject Property. <b>No Effect.</b>

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Common Name (Scientific Name)	Status Fed/State / CNPS	General Habitat Description	Habitat Present/ Habitat Absent	Rationale
<b>Foothill yellow-legged frog - Feather River DPS</b> ( <i>Rana boylei</i> )	FP/ST/_	Frequents rocky streams and rivers with rocky substrate and open, sunny banks, in forests, chaparral, and woodlands. Sometimes found in isolated pools, vegetated backwaters, and deep, shaded, spring-fed pools.	HA	There is no suitable stream or river habitat to support this species within the Subject Property. <b>No Effect.</b>
<b>Foothill yellow-legged frog – North Sierra DPS</b> ( <i>Rana boylei</i> )	_/ST/_	Frequents rocky streams and rivers with rocky substrate and open, sunny banks, in forests, chaparral, and woodlands. Sometimes found in isolated pools, vegetated backwaters, and deep, shaded, spring-fed pools.	HA	There is no suitable stream or river habitat to support this species within the Subject Property. <b>No Effect.</b>
<b>Sierra Nevada yellow-legged frog</b> ( <i>Rana sierrae</i> )	_/SSC/_	Inhabits lakes, ponds, meadow streams, isolated pools, and sunny riverbanks in the Sierra Nevada Mountains.	HA	There is no suitable aquatic habitat to support this species within the Subject Property. <b>No Effect.</b>
<b>California red-legged frog</b> ( <i>Rana draytonii</i> )	FT/SSC/_	Quiet pools of streams, marshes and occasionally ponds. (sea level - 4,500 ft. elevation)	HA	There is no suitable aquatic habitat within or near the property to support this species. This property location does not overlap the critical habitat. <b>No Effect.</b>
<b>BIRDS and OWLS</b>				
<b>American peregrine falcon</b> ( <i>Falco peregrinus anatum</i> )	Delisted/ SE/FP	Prefers to nest on cliffs. Peregrines nest in a variety of cliff types including overlooking rivers and lakes, coastal areas, and mountain valleys.	HA	There is no suitable coastal or water and cliffside habitat adjoining the property to support this species. <b>No Effect.</b>
<b>Bald eagle</b> ( <i>Haliaeetus leucocephalus</i> )	Delisted/ SE/BCC	Bald eagles live within two and a half miles of the coast, bays, rivers, lakes, or other bodies of water, reflecting the availability of their main food source. They typically nest in large, mature, accessible trees, as well as cliffs and man-made structures.	HP	The project is within 0.65 mile of New Bullards Bar Reservoir and contains large trees that could provide suitable habitat for the bald eagle. <b>Possible Effect.</b>
<b>Black-throated Gray warbler</b> ( <i>Dendroica nigrescens</i> )	BCC	Dry oak slopes, pinyons, junipers, open mixed woods. Breeds in dry coniferous and mixed woods, especially of oak, juniper, and pinyon	HP	The project site contains suitable habitat for this species. <b>Possible Effect.</b>



## INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Common Name (Scientific Name)	Status Fed/State / CNPS	General Habitat Description	Habitat Present/ Habitat Absent	Rationale
		pine. Also frequents manzanita thickets and chaparral. Prefers open areas, as in second-growth, forest edges, or dry hillsides or canyons.		
<b>California gull</b> ( <i>Larus californicus</i> )	BCC	Seacoasts, lakes, farms, urban centers. Breeds in the interior at lakes and marshes, often foraging for insects around farms, plowed fields.	HA	There is no suitable habitat to support this species within the Subject Property. <b>No Effect.</b>
<b>Cooper's hawk</b> ( <i>Accipiter cooperii</i> )	_/WL/_	Mature forest, open woodlands, wood edges, river groves. Nests in coniferous, deciduous, and mixed woods, typically those with tall trees and with openings or edge habitat nearby.	HP	The project site contains suitable habitat for this species. <b>Possible Effect.</b>
<b>California spotted owl</b> ( <i>Strix occidentalis occidentalis</i> )	FC/SSC/_	In the Sierra Nevada range, a majority of California spotted owls occur within mid-elevation ponderosa pine, mixed conifer, white fir, and mixed-evergreen forest types, within higher canopy ( $\geq 70\%$ ) and medium ( $\geq 12-23.9$ inches dbh) to large trees ( $\geq 24$ inches dbh).	HA	The project site contains limited nesting habitat for this species with only 50% +/- canopy in the area of construction. <b>No Effect.</b>
<b>Evening grosbeak</b> ( <i>Coccythraustes vespertinus</i> )	BCC	Conifer forests; in winter, box elders and other maples, also fruiting shrubs. Breeds in coniferous and mixed forests; often associated with spruce and fir in northern forest, with pines in western mountains.	HP	The project site contains suitable habitat for this species. <b>Possible Effect.</b>
<b>Golden eagle</b> ( <i>Aquila chrysaetos</i> )	FP/WL/_	Open mountains, foothills, plains, open country. Requires open terrain. In the north and west, found over tundra, prairie, rangeland, or desert; very wide-ranging in winter, more restricted to areas with good nest sites in summer.	HA	No suitable open terrain present as site and surrounding areas are forested. <b>No Effect.</b>
<b>Great gray owl</b> ( <i>Strix nebulosa</i> )	_/SE/_	Dense conifer forests, adjacent meadows, bogs. Generally favors country with mix of dense forest for nesting and roosting, and open areas for hunting. In the	HA	The project site contains marginal habitat for this species due to the lack of dense forest and adjoining mountain meadows. <b>No Effect.</b>

## INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Common Name (Scientific Name)	Status Fed/State / CNPS	General Habitat Description	Habitat Present/ Habitat Absent	Rationale
		west, mostly around meadows in mountain forest.		
<b>Yellow-breasted chat</b> ( <i>Icteria virens</i> )	_/SSC/_	Brushy tangles, briars, stream thickets. Breeds in very dense scrub (such as willow thickets) and briary tangles, often along streams and at the edges of swamps or ponds. Sometimes in dry overgrown pastures, and upland thickets along margins of woods	HP	There is marginal habitat within upland thickets to support this species within the subject property. <b>Possible Effect.</b>
<b>Lawrence's goldfinch</b> ( <i>Carduelis lawrencei</i> )	BCC/_/_	Oak-pine woods, chaparral. Breeds locally in a variety of habitats including streamside trees, oak woodland, open pine woods, pinyon-juniper woods, chaparral. Often found close to water in fairly dry country.	HP	The project site contains suitable habitat for this species. <b>Possible Effect.</b>
<b>Little willow flycatcher</b> ( <i>Empidonax trillii brewsteri</i> )	_/SE/_	Streamsides in arid country, savanna, ranches. In some areas may be found in dry grassland or desert with scattered trees, but much more frequent near water: short trees along streams, edges of ponds.	HA	There is no suitable streamside habitat to support this species within the subject property. <b>No Effect.</b>
<b>Northern goshawk</b> ( <i>Accipiter gentilis</i> )	_/SSC/_	Coniferous and mixed forests. Generally restricted to wooded areas, but may be in relatively open woods or along edges.	HP	The project site contains habitat for this species. <b>Possible Effect.</b>
<b>Oak titmouse</b> ( <i>Baeolophus inornatus</i> )	BCC	Oak woods, pinyon-juniper; locally river woods, shade trees. Along Pacific seaboard, occurs most commonly in oak woodland, including areas where oaks meet streamside trees or pines; also in well- wooded suburbs, rarely in coniferous forest in mountains.	HA	There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>
<b>Olive-sided flycatcher</b> ( <i>Contopus cooperi</i> )	BCC	Conifer forests, burns, clearings. Breeds mostly in coniferous forest of the north and the higher mountains, especially around the edges of open areas including bogs, ponds, clearings.	HP	The project site contains suitable habitat for this species. <b>Possible Effect.</b>

## INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Common Name (Scientific Name)	Status Fed/State / CNPS	General Habitat Description	Habitat Present/ Habitat Absent	Rationale
<b>Osprey</b> ( <i>Pandion haliaetus</i> )	_/WL/_	Rivers, lakes, coast. Found near water, either fresh or salt, where large numbers of fish are present. May be most common around major coastal estuaries and salt marshes, but also regular around large lakes, reservoirs, rivers.	HA	There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>
<b>Purple martin</b> ( <i>Progne subis</i> )	_/SSC/_	Towns, farms, semi-open country near water; in west, also mountain forest, saguaro desert. Purple Martins require abundant cavities for colonial nesting. They prefer sites with close proximity to water and large, open areas for foraging.	HA	There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>
<b>Western grebe</b> ( <i>Aechmophorus occidentalis</i> )	BCC	Rushy lakes, sloughs; in winter, bays, ocean. Summers mainly on fresh water lakes with large areas of both open water and marsh vegetation; rarely on tidal marshes. Winters mainly on sheltered bays or estuaries on coast, also on large fresh water lakes, rarely on rivers.	HA	There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>
<b>Wrentit</b> ( <i>Chamaea fasciata</i> )	BCC	Chaparral, brush, parks, garden shrubs. Within its range, the Wrentit inhabits most kinds of dense low growth. Most common in chaparral, thickets of poison oak, and coastal sage scrub; also lives in streamside thickets and in shrubby areas in suburbs and city parks.	HA	There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>
<b>Yellow warbler</b> ( <i>Setophaga petechia</i> )	_/SSC/_	Bushes, swamp edges, streams, gardens. Breeds in a variety of habitats in east, including woods and thickets along edges of streams, lakes, swamps, and marshes, favoring willows, alders, and other moisture-loving plants. In west, restricted to streamside thickets.	HA	There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>
<b>Olive-sided flycatcher</b> ( <i>Contopus cooperi</i> )	Proposed FT/	Inhabits mature forests with dense canopies. Requires unlogged, expansive mature coniferous forest stands with	HP	There is no suitable habitat to support this species within the subject property, but there is suitable nearby foraging and

## INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Common Name (Scientific Name)	Status Fed/State / CNPS	General Habitat Description	Habitat Present/ Habitat Absent	Rationale
	MBTA/ ST	large trees and a complex array of vegetation types, sizes and ages.		nesting habitat that could result in presence on the site. <b>Possible Effect.</b>
<b>MAMMALS</b>				
<b>Western red bat</b> ( <i>Lasiurus frantzii</i> )	_/SSC/_	Roosting habitat includes riparian forests associated with cottonwoods and sycamores, oak woodlands and occasionally orchards adjacent to stream systems.	HA	There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>
<b>Sierra Nevada mountain beaver</b> ( <i>Aplodontia rufa californica</i> )	_/SSC/_	Mountain beavers occur in dense riparian-deciduous and open, brushy stages of most forest types. Typical habitat in the Sierra Nevada is montane riparian.	HA	There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>
<b>Fisher</b> ( <i>Pekania pennanti</i> )	_/SSC/_	Continuous forested areas with a tree canopy greater than 80% cover that contain a mix of conifer and California black oak trees. More likely to be found in old-growth forests. Require moderately large trees for denning, so second growth forests are unsuitable for their needs.	HA	There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>
<b>Pallid bat</b> ( <i>Antrozous pallidus</i> )	_/SSC/_	Pallid bats are typically found in arid or semi-arid habitats, often in mountainous or rocky areas near water. They are also found over open, sparsely vegetated grasslands.	HA	There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>
<b>Townsend's big-eared bat</b> ( <i>Corynorhinus townsendii</i> )	_/SSC/_	Big-eared bats have been reported in a wide variety of habitat types, including coniferous forests and mixed meso-phytic forests; however, distribution is strongly correlated with the availability of caves and cave-like roosting habitat, with population centers and maternity roosts occurring in areas dominated by exposed, cavity forming rock and/or historic mining districts.	HA	There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>

## INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Common Name (Scientific Name)	Status Fed/State / CNPS	General Habitat Description	Habitat Present/ Habitat Absent	Rationale
<b>PLANTS</b>				
<b>Aharts buckwheat</b> ( <i>Eriogonum umbellatum</i> var. <i>ahartii</i> )	_/_/1B.2	Serpentinite rocky outcrops.	HA	There is no suitable habitat present on the project site. <b>No Effect.</b>
<b>Bacigalupi's yampah</b> ( <i>Perideridia bacigalupii</i> )	_/_/4.2	Occurs in Yellow Pine Forest and chaparral communities.	HP	Although suitable habitat is present onsite, the project site is outside of this species' known range and potential watershed. <b>No Effect.</b>
<b>Brandegee's clarkia</b> ( <i>Clarkia biloba</i> ssp. <i>Brandegeae</i> )	_/_/4.2	Chaparral, cismontane woodland, lower montane coniferous forest. Often in north-facing road cuts. Blooming season May through July.	HP	Suitable habitat is present onsite. <b>Potential Effect.</b>
<b>Brownish beaked rush</b> ( <i>Rhynchospora capitellata</i> )	_/_/2B.2	Wet areas (marshes, swamps, meadows, and seeps) in montane coniferous forest, from 145 - 6,560 feet.	HA	No wet areas are present on the project site. <b>No Effect.</b>
<b>Butte County fritillary</b> ( <i>Fritillaria eastwoodiae</i> )	_/_/3.2	Openings in chaparral, cismontane woodland, and lower montane coniferous forest, sometimes serpentinite, from 160 – 4,920 feet. Blooms March through June.	HA	Although suitable habitat is present onsite, the project site is outside of this species' known watershed. <b>No Effect.</b>
<b>Cantelow's Lewisia</b> ( <i>Lewisia cantelovii</i> )	_/_/1B.2	Moist, granitic areas in broadleaf upland forest, chaparral, cismontane woodland, lower montane coniferous forest mesic, sometimes serpentinite seeps, from 1,080 – 4,495 feet. Blooms May through October.	HA	There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>
<b>California lady's-slipper</b> ( <i>Cypripedium californicum</i> )	_/_/4.2	Riparian areas, seepy sites, bogs and other wet areas on serpentine substrate.	HA	There is no suitable habitat onsite. <b>No Effect.</b>
<b>California pitcherplant</b> ( <i>Darlingtonia californica</i> )	_/_/4.2	Seeps, boggy places with running water, generally serpentine.	HA	There is no suitable habitat present on the project site. <b>No Effect.</b>
<b>Chaparral sedge</b> ( <i>Carex xerophila</i> )	_/_/1B.2	Chaparral, cismontane woodland, lower montane coniferous forests on serpentinite and gabbroic	HA	Serpentine and gabbroic soils not present in study area. <b>No Effect.</b>

## INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Common Name (Scientific Name)	Status Fed/State / CNPS	General Habitat Description	Habitat Present/ Habitat Absent	Rationale
		substrates, from 1,400 - 2,525 feet.		
<b>Clustered lady's-slipper</b> ( <i>Cypripedium fasciculatum</i> )	_/_/4.2	Found on ultrabasic soils, granitics, schists, limestone and quartz-diorite. Populations have been reported from rocky to loamy soils in damp to dry sites.	HA	There are no suitable soils onsite. <b>No Effect.</b>
<b>Dissected-leaved toothwort</b> ( <i>Cardamine pachystigma</i> var. <i>dissectifolia</i> )	_/_/1B.2	Occurs in chaparral communities.	HA	There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>
<b>Dubious pea</b> ( <i>Lathyrus sulphureus</i> var. <i>argillaceus</i> )	_/_/3	Cismontane woodland, lower montane coniferous forest, upper montane coniferous forest, from 490 – 3,050 feet.	HA	Occurs outside of known range and potential watershed. <b>No Effect.</b>
<b>Dwarf downingia</b> ( <i>Downingia pusilla</i> )	_/_/2B.2	Valley and foothill grassland (mesic sites), vernal pools.	HA	There are no vernal pools or foothill grasslands near the project area. <b>No Effect.</b>
<b>Felt-leaved violet</b> ( <i>Viola tomentosa</i> )	_/_/4.2	Dry, gravelly places in open pine forest (Jeffrey, lodgepole, ponderosa).	HA	There is no suitable habitat present on the project site. <b>No Effect.</b>
<b>Fern-leaved monkeyflower</b> ( <i>Erythranthe filicifolia</i> )	_/_/1B.2	Ephemeral seeps on granite slabs, 1,150 – 5,250 feet.	HA	There is no suitable habitat onsite. <b>No Effect.</b>
<b>Flexuose threadmoss</b> ( <i>Pohlia flexuosa</i> )	_/_/2B.1	Acid, sandy disturbed soil, path banks, stream banks	HA	There is no suitable habitat to support this species within the Subject Property. <b>No Effect.</b>
<b>Golden-anthered clarkia</b> ( <i>Clarkia mildrediae</i> ssp. <i>Lutescens</i> )	_/_/4.2	Yellow pine forest. Plant range is known north of New Bullards Bar Reservoir.	HA	Known occurrences are outside of the project watershed. <b>No Effect.</b>
<b>Green shield-moss</b> ( <i>Buxbaumia viridis</i> )	_/_/2B.2	Decorticated wood or humus banks in coniferous forests	HA	There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>
<b>Humboldt lily</b> ( <i>Lilium humboldtii</i> ssp. <i>Humboldtii</i> )	_/_/4.2	Openings in chaparral, cismontane woodland, and lower montane coniferous forests. Occurs from 295 – 4,200 feet. Blooms May through August.	HP	Potential to occur in openings within project site. <b>Possible Effect.</b>
<b>Inundated bog-clubmoss</b> ( <i>Lycopodiella inundata</i> )	_/_/2B.2	Occurs in borrow pits, bogs, marshes, lakeshores, and lichens.	HA	There is no suitable habitat onsite. <b>No Effect.</b>

## INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Common Name (Scientific Name)	Status Fed/State / CNPS	General Habitat Description	Habitat Present/ Habitat Absent	Rationale
<b>Minute pocket-moss</b> ( <i>Fissidens pauperculus</i> )	_/_/1B.2	Bare gravelly soil in dried stream beds and on banks, often associated with the Coast Redwood Forest.	HA	There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>
<b>Mosquins clarkia</b> ( <i>Clarkia mosquinii</i> )	_/_/1B.1	Cismontane woodland, dry, rocky places.	HA	Outside of potential habitat, known range, and watershed. <b>No Effect.</b>
<b>Pine Hill flannelbush</b> ( <i>Fremontodendron decumbens</i> )	FE/SR/1B.2	Chaparral, cismontane woodland on serpentinite and gabbroic substrates, from 1,390 - 2,495 feet.	HA	There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>
<b>Plumas rayless daisy/Mt. Lassen fleabane</b> ( <i>Erigeron lassenianus</i> var. <i>deficiens</i> )	_/_/1B.3	Open, rocky sites, barren flats, gravelly soils, sometimes serpentine.	HA	There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>
<b>Quincy lupine</b> ( <i>Lupinus dalesiae</i> )	_/_/4.2	Dry pine forest from 3,280 – 8,200 feet elevation.	HA	Found at higher elevations than project site. <b>No Effect.</b>
<b>Sierra starwort</b> ( <i>Pseudostellaria sierrae</i> )	_/_/4.2	Dry understory of mixed oak or coniferous forests.	HA	Occurs outside of known range and potential watershed. <b>No Effect.</b>
<b>Sierra arching sedge</b> ( <i>Carex cyrtostachya</i> )	_/_/1B.2	Lower montane coniferous forest (mesic), marshes and swamps, meadows and seeps, margins or riparian forest. Blooms May through August.	HA	Potential for occurrence in mesic forests. There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>
<b>Siskiyou jellyskin lichen</b> ( <i>Scytinium siskiyouense</i> )	_/_/1B.1	Usually on smooth bark of young <i>Quercus kelloggii</i> and <i>Chrysolepis chrysophylla</i> boles and branches in mixed conifer-hardwood forest between 610 and 1463 meters elevation.	HA	Most known sites are in the Siskiyou Mountains of southern Oregon and northern California and the Trinity Alps of northern California. Project site is out of known range. <b>No Effect.</b>
<b>Sanborn's onion</b> ( <i>Allium sanbornii</i> var. <i>sanbornii</i> )	_/_/4.2	Found in heavy serpentine clay soils.	HA	There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>
<b>Shevock's copper moss</b> ( <i>Mielichhoferia shevockii</i> )	_/_/1B.2	Known within cismontane woodland with habitat described as metamorphic, rock, mesic. Occurs on rocks along roads.	HA	There is no potential habitat on project site or effects from the project. <b>No Effect.</b>
<b>Siskiyou Mountains huckleberry</b> ( <i>Vaccinium coccineum</i> )	_/_/3.3	Yellow pine forest, red fir forest, and lodgepole forest habitat.	HA	Occurs outside of known range and potential watershed. <b>No Effect.</b>
<b>Sticky pyrrocoma</b> ( <i>Pyrrocoma lucida</i> )	_/_/1B.2	Grows in yellow pine forest and alkaline clay flats with alkali soils.	HA	Soils are slightly acidic with pH of 6.1 to 14 inches depth and 5 to 72 inches depth. There is no suitable

## INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Common Name (Scientific Name)	Status Fed/State / CNPS	General Habitat Description	Habitat Present/ Habitat Absent	Rationale
				habitat. <b>No Effect.</b>
<b>Tracy's sanicle</b> ( <i>Sanicula tracyi</i> )	_/_/4.2	Openings in mixed forests, usually oak and Douglas fir.	HA	Occurs outside of known range and potential watershed. <b>No Effect.</b>
<b>True's manzanita</b> ( <i>Arctostaphylos mewukka ssp. Truei</i> )	_/_/4.2	Chaparral, forest openings from 950 – 4,430 feet.	HA	Occurs outside of known range and potential watershed. <b>No Effect.</b>
<b>True's mountain jewelflower</b> ( <i>Streptanthus tortuosus ssp. Truei</i> )	_/_/1B.1	Lower montane coniferous forest within partial shade on steep rocky slopes.	HA	There is no potential habitat on project site. <b>No Effect.</b>
<b>Western waterfan lichen (<i>Peltigera gowardii</i>)</b>	_/_/4.2	Grows at or below water level in clear, permanent, unshaded alpine or subalpine streams.	HA	There is no suitable habitat to support this species within the subject property. <b>No Effect.</b>

Sources: CDFW 2023; USFWS 2023; Calflora 2023.

## CODE DESIGNATIONS

<b>FE</b> = Federally-listed Endangered	<b>WL</b> = Waiting list
<b>FT</b> = Federally-listed Threatened	<b>A</b> = Species Absent
<b>FC</b> = Federal Candidate Species	<b>P</b> = Species Present
<b>BCC</b> = Federal Bird of Conservation Concern	<b>HA</b> = Habitat Absent
<b>MBTA</b> = Protected by the federal Migratory Bird Treaty Act	<b>HP</b> = Habitat Present
<b>SE</b> = State-listed Endangered	<b>CH</b> = Critical Habitat
<b>ST</b> = State-listed Threatened	<b>MH</b> = Marginal Habitat
<b>SR</b> = State-listed Rare	<b>CNPS 1B</b> = Rare or Endangered in California or elsewhere
<b>SSC</b> = State Species of Special Concern	<b>CNPS 2</b> = Rare or Endangered in California, more common elsewhere
<b>S1</b> = State Critically Imperiled	<b>CNPS 3</b> = More information is needed
<b>S2</b> = State Imperiled	<b>CNPS 4</b> = Plants with limited distribution
<b>S3</b> = State Vulnerable	<b>0.1</b> = Seriously Threatened
<b>S4</b> = State Apparently Secure	<b>0.2</b> = Fairly Threatened
<b>SSC</b> = CDFW Species of Special Concern	<b>0.3</b> = Not very Threatened
<b>FP</b> = CDFW Fully Protected Species	



**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION****Migratory Birds**

Nesting birds are protected under the federal Migratory Bird Treaty Act (MBTA) (16 USC 703) and the California Fish and Wildlife Code (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 (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 have 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”.

The IPaC list for the site includes migratory birds that are either USFWS Birds of Conservation Concern or warrant special attention in the project location. These include bald eagle (*Haliaeetus leucocephalus*), black-throated warbler (*Densroica nigriscens*), evening grosbeak (*Coccothraustes vespertinus*), Lawrence’s goldfinch (*Carduelis lawrencii*), and olive-sided flycatcher (*Contopus cooperi*). Additional special-status bird species are listed in the BIOS Quickviewer as having the potential to occur on the project site, including Cooper’s hawk (*Accipiter cooperii*) and Northern goshawk (*Accipiter gentilis*). With the following mitigation measures, impacts to migratory bird species and other bird species of concern will be mitigated.

**Mitigation Measure 4.1 Migratory Birds**

The following are avoidance and minimization measures for California avian species of special concern and species protected under the MBTA and the CFWC. Any vegetation removal and/or ground disturbance activities should begin during the avian non-breeding (September 1 – February 28) season so as to avoid and minimize impacts to avian species. If construction must begin within the avian breeding season (March 1 – August 31) then a migratory bird and raptor survey shall be conducted within the Project Area by a qualified biologist. A qualified biologist shall: Conduct a survey for all birds protected by the MBTA and CFWC no later than fifteen (15) days prior to construction activities; map all nests located within 250 feet of construction areas; develop buffer zones around active nests as recommended by a qualified biologist. Construction activity shall be prohibited within the buffer zones until the young have fledged or the nest fails. Nests shall be monitored at least twice (2) per week and a report submitted to the Yuba County monthly. If construction activities stop for more than ten (10) days then another migratory bird and raptor survey shall be conducted no later than fifteen (15) days prior to the continuation of construction activities.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION****Special-Status Plant Species**

Brandegee's clarkia and Humboldt lily have the potential to occur on the project site. These plants are both CNPS List 4.2 species. Impacts to these plants resulting from the proposed project would be considered significant under CEQA as they are of limited distribution or infrequent throughout a broader area in California. Some of the plants constituting California Rare Plant Rank 4 meet the definitions of the California Endangered Species Act of the California Fish and Game Code, and many of them are significant locally. As such, the following mitigation measure shall be implemented to avoid adverse effects on Brandegee's clarkia and Humboldt lily from the project:

**Mitigation Measure 4.2 Special-Status Plant Species**

Prior to issuance of a grading permit, a qualified biologist shall survey the project site for Brandegee's clarkia and Humboldt lily. Locations of Brandegee's clarkia and Humboldt lily shall be clearly marked for avoidance by construction crews prior to commencement of project construction activities. If construction activities cannot avoid Brandegee's clarkia or Humboldt lily occurrences, then prior to commencement of construction, the following measures shall be implemented: 1) Information of Brandegee's clarkia and Humboldt lily occurrences in the project area shall be recorded on California Native Species Field Survey Forms and submitted to the CNDDDB and 2) Seed from Brandegee's clarkia and bulbs from Humboldt lily populations shall be collected and redistributed into suitable habitat by a qualified botanist. Seed and bulbs shall be distributed over an area twice the size of the affected area.

With the implementation of avoidance and minimization measures for special-status species described in Mitigation Measures **MM 4.1 through 4.3**, there will be no direct or indirect impacts to species of special concern. Therefore, impacts are *less than significant with mitigation*.

b-c) The site does not contain any wetlands, riparian area, or other special habitat as shown in Figure 8. However, Mosquito Creek is located within approximately 260 feet to the southeast of the project site. Project grading activities could result in offsite erosion, which can be mitigated with standard Best Management Practices as shown below:

**Mitigation Measure 4.3 Implement Best Management Practices During Construction**

To protect water quality and aquatic life in downstream aquatic resources, the contractor shall implement the following BMPs during construction, which shall also be shown as a note on all improvement and grading plans:

1. Disruption of soils and native vegetation shall be minimized to limit potential erosion and sedimentation; disturbed areas shall be graded to minimize surface erosion and siltation; bare soils shall be immediately stabilized and revegetated. Seeded areas shall be covered with broadcast straw or mulch.

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2. If straw is used for erosion control, only certified weed-free straw shall be used to minimize the risk of introducing noxious weeds such as yellow star thistle.
3. The contractor shall exercise every reasonable precaution to prevent contamination of the project area with spilled fuels, oils, bitumen, calcium chloride, and other harmful materials. Contamination of the project area soils from construction byproducts and pollutants such as oil, cement, and wash water shall be minimized. Drip pans or absorbent pads should be used during vehicle and equipment maintenance work that involves fluids. All construction debris and associated materials and litter shall be removed from the work site immediately upon completion.
4. To minimize erosion, development runoff shall not be discharged directly across steep slopes. Runoff shall instead be directed through energy dissipaters constructed at discharge points to reduce flow velocity and prevent erosion.

With implementation of Mitigation Measure 4.4, impacts to aquatic and riparian habitats would be *less than significant with mitigation*.

d) Essential fish habitat (EFH) means those waters and substrate necessary to fish for spawning, breeding, feeding, or growth to maturity (Magnuson-Stevens Fishery Conservation and Management Act §3). There is no habitat within the subject property 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 (e.g., chinook and coho). Therefore, there is no EFH or the need for federal fisheries consultation. Therefore, there is no EFH or the need for federal fisheries consultation and there is *no 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. Yuba County 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*.

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

**Discussion/Conclusion/Mitigation:**

a–d) A Cultural Resources Inventory Study was prepared for the project by Sean Michael Jensen, M.A., in December 2022. The report was based on a records search conducted at the North Central Information Center (NCIC), consultation with the Native American Heritage Commission (NAHC), a pedestrian survey of the 14-acre project site, and an evaluation to determine the most appropriate mitigation measures for sites that could be affected by the undertaking and/or potentially eligible for inclusion on the California Register of Historical Resources (CRHR).

According to the report, NCIC records indicate that most of the project site was the subject of previous archaeological investigation, and that one prehistoric cultural resource, a lithic scatter site of moderate density, had been documented within the site. This site was later updated in 1977 as “an extensive prehistoric habitation site on a ridge surrounding a meadow,” but re-examination of the resource in 1980 determined that the resource was not eligible for inclusion in the National Register of Historic Places (NHRP) because the resource no longer existed due to substantial ground disturbance.

Mr. Jensen also conducted an intensive-level pedestrian survey of the 14-acre APE by means of walking parallel transects spaced at 20-meter intervals. In searching for cultural resources, Mr. Jensen considered the results of background research and was alert for any unusual contours, soil changes, distinctive vegetation patterns, exotic materials, artifacts, feature or feature remnants and other possible markers of cultural sites. The pedestrian survey failed to identify any prehistoric or historic-era sites within the project area. The entire northern half of the property (the location of the existing Pine Tree Board and RV Storage business) has been directly impacted by intensive disturbances, including grading and land recontouring, construction of numerous personal storage buildings, creation of vehicle storage areas, construction of various ancillary buildings, placement of buried utilities, and the construction of a private residence. The remainder of the property (the location of the proposed project) exhibited extensive road grading, tree and brush removal, and recent percolation/mantle test pit excavation.

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All of the project site is situated within relatively flat to moderately sloping lands which form the ridge east of the Willow Creek canyon portion of New Bullards Bar Reservoir, which itself confluences with the Yuba River approximately 3 miles southwest of the present project site. The project area has been affected by past ranching and logging-related activities over the past 150 years.

The project area is located within territory occupied by the Nisenan at the time of initial contact with European Americans. The Nisenan are Native American peoples also referred to as “Southern Maidu” who occupied the drainages of the southern Feather River and Honcut Creek in the north, and, through the Bear River, Yuba, and American River drainages in the south. Villages were frequently located on flats adjoining streams, and were inhabited mainly in the winter as it was usually necessary to go out into the hills and higher elevation zones to establish temporary camps during food gathering seasons (i.e., spring, summer and fall).

Because of the proximity of water sources to the site, an abundance of plant and animal resources, and the site’s location in an ecotone at the interface of foothill/valley lands, the project region was intensively utilized and densely populated in prehistoric times by native people. Native vegetation still dominates the majority of the project site, although some vegetation clearing has been done.

Based on the results of previous survey work within the general and immediate area, the potential range of prehistoric site types include the following:

- Surface scatters of lithic artifacts and debitage associated with midden accumulations (sometimes including other surface features such as housepit depressions, mortar holes, petroglyphs), resulting from protracted occupation along stream channels, particularly where streams merge with one another.
- Surface scatters of lithic artifacts and debitage without midden accumulations, resulting from short-term occupation and/or specialized economic activities.
- Bedrock milling stations, including especially mortar holes, where suitable bedrock outcrops are exposed.
- Petroglyphs.
- Isolated finds of aboriginal artifacts and flakes.

It is not expected that all of these site types would be encountered within the site, but rather that these would be the most likely types to be encountered if any sites or features were identified at all.

Historic overviews for the region document a range of historic site and feature types within this portion of Yuba County in particular and the Northern Sierra Nevada Mountain Range in general. These range from remnant structures within historic communities to isolated farms, homesteads and ranch complexes, irrigation ditches and canals, and drainage and other water conveyance features. No historic-era cultural resources were observed within the site.

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Based on the specific findings detailed in the Cultural Resources Inventory, it is unlikely that significant historical resources/unique archaeological resources are present within the project area.

However, because the pedestrian survey was a surface investigation, and due to the previous existence of an extensive habitation site in the project area, there is still a possibility of discovering subsurface resources. Any impacts resulting from earth disturbance and project implementation would *less than significant with mitigation* as follows:

**Mitigation Measure 5.1 Consultation in the Event of Inadvertent Discovery of Human Remains**

If human remains, in any condition, or associated grave goods and burial soils are encountered and appear to be human, California Law requires that the County Coroner be contacted. Should the discovery include Native American human remains, in addition to the required procedures of Health and Safety Code Section 7050.5, Public Resources Code 5097.98 and California Code of Regulations Section 15064.5(e), all work must stop in the within 100 feet of the find and the County Coroner must be notified. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in California Environmental Quality Act Sections 15064.5(d) and (e) shall be followed.

**Mitigation Measure 5.2 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 shall be sought immediately.

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<b>VI. ENERGY</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
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 type="checkbox"/>	<input checked="" type="checkbox"/>	

**Discussion/Conclusion/Mitigation:**

a) The proposed project is not anticipated to result in significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources during either the construction or the operational phase of the project. Electricity is currently available to the property, and there are existing public utility easements along Marysville Road. Operationally, energy needs for the project are low, with the only need being for a gate, lighting, irrigation, and camp store/office and restroom facilities. Lighting is proposed as energy-efficient LED lighting. Improvements would be required to meet energy standards in place at the time of their construction, namely Title 24, Green Building Code. Grading required for roadway improvements is relatively minor, and equipment will be required to meet current standards. The requirements to meet energy standards for both construction equipment and materials will ensure that the use of energy resources would not be excessive, and the project would have a **less than significant** impact.

b) The proposed campground would not conflict with any state or local plans for renewable energy or energy efficiency. Permits would be required in order to construct the proposed improvements. As part of the building permit review, all equipment and structures would be required to meet energy standards identified in the California Building Code. Likewise, the project would not obstruct or prevent plans for renewable energy or efficiency. Therefore, the project would have **no impact** to state or local plans for renewable energy or energy efficiency.

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<b>VII. GEOLOGY AND SOILS</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect 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"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- a) (i-iii) According to the California Earthquake Hazards Zone Application (CGS 2023a), the Alquist-Priolo Site Investigation Reports mapping application (CGS 2023b), and Exhibit 4.61 in the Draft 2030 General Plan EIR for Yuba County (Yuba County 2011a), the project site is not within or near any earthquake fault zones. Therefore, strong seismic ground shaking and seismic-related ground failure, including liquefaction, would not impact development in the area. A *less than significant impact* from earthquakes is anticipated.



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- (iv) According to the California Department of Conservation's Landslide Inventory database, there are no records of landslides on or near the project site (CGS 2023c). In addition, the Yuba County General Plan indicates that landslides can be expected to occur most often on slopes steeper than 15 percent in areas with a history of landslides, and in areas underlain by certain geologic units that have greater erosion potential (Yuba County 2011a). Because the project site has level and gently sloped topography with slopes from north to south at a gradient of approximately 10 percent, the project area has a low risk for landslides. Hazards associated with potential seismic events and landslides would result in a ***less than significant impact***.
- b) Proposed project activities, (e.g., site preparation and construction of any new roads or structures) would expose surface soil materials to rainfall, potentially resulting in the removal and transport of these materials to Mosquito Creek. Eroded material or contaminants entering the waterway could be potentially significant. Pursuant to the 2030 Yuba County General Plan Action NR5.3, Wetlands and Riparian Buffers, the proposed project is required to maintain a setback of 150 feet from the perennial waterways to mitigate potential impacts. The project would maintain over 150 feet from Mosquito Creek, and would be subject to standard Best Management Practices (BMPs) for erosion control in Mitigation Measure **MM4.4**, as well as a Storm Water Pollution Prevention Plan (SWPPP) from the Regional Water Quality Control Board assuming grading activities exceed one acre of disturbance. Therefore, impacts would be ***less than significant with mitigation***.
- c) The project area is located on gently sloped and level land. As noted above under item (a.iv), there are no records of landslides on or near the project site (CGS 2023c), and the project site is not within an area with substantial potential for landslides (Yuba County 2011a). The probability of soil liquefaction in the project area is also low given that unconsolidated sands and fine-grained material have a high potential for liquefaction, while the site soils are loamy and thus have a low potential for lateral spreading (CGS 2023c). Therefore, the proposed project would result in a ***less than significant*** impact.
- d) According to Exhibit 4.6-4 Soil Erosion Hazard, of the 2030 General Plan EIR, the project site has a moderate potential for soil erosion hazards. Exhibit 4.6-5 Shrink/Swell Potential indicates that the project site has a low to moderate potential for expansive soils (Yuba County 2011a). Expansive soils are comprised of predominantly clay material, which is susceptible to shrinkage and expansion during variable water conditions (e.g., saturation and evaporation). The project site is comprised primarily of Hoda-Musick complex soils, which are deep, well-drained loamy soils with slow to rapid runoff and moderately slow permeability. These types of soils with lower clay content have a low shrink-swell potential. Therefore, there would be a ***less than significant*** impact related to expansive soils.
- e) The project will construct a septic system to service the restrooms provided at the campground. The Yuba County Environmental Health Department has adopted a Sewage Disposal Ordinance 7.07.440 through 7.07.530 that regulates the installation, design and type of septic system required. Additionally, the County Environmental Health Department has standard conditions that address the soil adequacy for the project. Through implementation of the County Environmental Health Department conditions of approval, the project would result in a ***less than significant*** impact to wastewater.

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f) No paleontological resources have been discovered in the project area; however, the project site is within the Paleozoic marine classification unit per Exhibit 4.6-2 of the Draft 2030 General Plan EIR. Vertebrate marine and terrestrial fossils are generally considered scientifically important because they are relatively rare. Marine invertebrates are generally common, well developed, and well documented, and therefore not generally considered a unique paleontological resource (Yuba County 2011a). Although animal species living in the Paleozoic seas consisted of a number of invertebrate species, the possibility exists for discovery of subsurface paleontological vertebrate species, which also co-existed in the Paleozoic marine classification. With Mitigation Measure 7.1 below, this impact would be *less than significant with mitigation*.

**Mitigation Measure 7.1 Paleontological Resources**

If paleontological resources are discovered during construction, work shall stop and consultation is required to avoid further impacts. Actions after work stoppage will be designed to avoid significant impacts to the greatest extent feasible. These measures could include construction worker education, consultation with a qualified paleontologist, coordination with experts on resource recovery and curation of specimens, and other measures as appropriate.

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**VIII. GREENHOUSE GAS EMISSIONS**

	Potentially Significant Impact	Less Than Significant Mitigation Incorporated	Less Than Significant With	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a) Climate change 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) (NOAA 2023; NASA 2023).

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.

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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 GHG 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.

Stationary sources of 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.

ROG and NO<sub>x</sub> are both stationary and mobile sources of GHGs, and the CalEEMod analysis prepared for the project shows that the project will not exceed the FRAQMD thresholds of 25 pounds per day of ROG and NO<sub>x</sub> under both the construction and operational scenarios.

Carbon dioxide (CO<sub>2</sub>e) is the predominant source of GHG emissions. It has previously been proposed by other Northern California air districts that 1,100 metric tons of CO<sub>2</sub>e per year would meet a de minimis level for the operational and construction phases of projects (Placer County APCD 2016). According to the CalEEMod analysis prepared for the project, the project would result in 48.95 metric tons of CO<sub>2</sub>e from construction of the proposed project in 2023, and 341.72 metric tons of CO<sub>2</sub>e from project operations on an annual basis. Therefore, the campground improvements will not generate significant GHG emissions that would result in a cumulatively considerable contribution to climate change impacts, and the impact related to greenhouse gas emissions would be *less than significant*.

b) The project is consistent with the Air Quality and Climate Change Element policies within the Public Health & Safety Section of the 2030 General Plan, as well as the Travel Demand Management policies of the Community Development Element. The project is incorporating on-site employee housing (one RV space for the onsite caretaker), and is incorporating recreational facilities (pickleball courts), a market, and restrooms into the campground plan which will reduce vehicle trips to the extent feasible. Therefore, the project has *less than significant* impacts related to applicable plans, policies or regulations.

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<b>IX. HAZARDS AND HAZARDOUS MATERIALS</b>	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a-b) There would be no routine transport, use, or disposal of hazardous materials or the release of hazardous materials into the environment related to the proposed RV campground project. Impacts would therefore be considered *less than significant*.

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c) The project will involve development of the existing property as a commercial campground facility, which will involve improvements to existing roads and camp areas, creation of a septic system, installation of restroom facilities, and other minor improvements. Construction equipment typically uses only a minor amount of hazardous materials, primarily motor vehicle fuels and oils. Because of their limited quantity, these materials would present a minor hazard, and only if spillage occurs. Standard spill prevention and control measures will be maintained by the contractor. Use of these materials would cease once project construction is completed. With the following mitigation measure, impacts from the project would be *less than significant with mitigation*.

**Mitigation Measure 9.1 Hazardous Materials**

Construction specifications shall include the following measures to reduce potential impacts in the project area associated with accidental spills of pollutants (e.g., fuel, oil, grease):

- A site-specific prevention plan shall be implemented for potentially hazardous materials. The plan shall include the proper handling and storage of all potentially hazardous materials, as well as the proper procedures for cleaning up and reporting any spills. If necessary, containment berms shall be constructed to prevent spilled materials from reaching surface water features.
- Equipment and hazardous materials shall be stored a minimum of 50 feet away from surface water features.
- Vehicles and equipment used during construction shall receive proper and timely maintenance to reduce the potential for mechanical breakdowns leading to a spill of materials. Maintenance and fueling shall be conducted within an adequate fueling containment area.

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 (DTSC 2023). The site has not been in any historic use per current records. 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) There are no public airports or private airstrips near the project area. The project site is not located within an airport land use plan or within two miles of a public airport or private airstrip. The nearest public airport is the Nevada County Airport, which is approximately 26 miles southeast of the project site. The project would have *no impact* on public or private airstrips.

g) The project fronts on and takes access from County-maintained Marysville Road. There would be no major physical interference with the existing road system. The applicants submitted a Fire Protection Plan outlining emergency fire exits and access for fire trucks and emergency services (Spencer 2023), and this plan will be reviewed and approved by the local Fire District. Therefore, there would be a *less than significant* impact related to an emergency response or evacuation plan.

h) The project is located in a Very High Fire Hazard Severity Zone as identified in the CAL FIRE State Responsibility Area maps dated November 21, 2022 (CAL FIRE 2022). The Pine

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Tree RV Campground will adhere to the Yuba County requirements for Rural Fire Protection within the SRA and the Fire Risk HS2 Policies in the General Plan, and the project has a Fire Protection Plan (Spencer 2023) that will be integrated into project approvals and which is based on the Yuba County Foothills Community Wildfire Protection Plan (Deer Creek Resources, LLC 2014). The campground will adhere to all code requirements in Section 11.32.070 of the Yuba County code for campground sites, as well as Title 14 and NFPA 1142 standards for fire protection water supplies and hydrants. The property is within a State Responsibility Area and under the jurisdiction of CAL FIRE, and is within the Camptonville Community Services District which also provides fire protection and suppression services.

The proposed project consists of 50 campsites, as opposed to residences with long-term occupants. Short-term impacts associated with wildland fire during project activities could result in potentially significant impacts. However, implementation of the mitigation measure below would reduce project impacts related to wildfire risk to a level that is *less than significant with mitigation*.

**Mitigation Measure 9.2      Reduce Wildfire Risk During Construction**

During project construction, any dry vegetation present on the staging areas or temporary access roads shall be cleared prior to the site being used by vehicles or heavy equipment. Fire extinguishers shall be present onsite in vehicles to quickly extinguish any vegetation that ignites as a result of a spark from heavy equipment.

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**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**


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<b>X. HYDROLOGY AND WATER QUALITY</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<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"/>	<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"/>	<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"/>	<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"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<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"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a,c) The proposed project is not anticipated to negatively affect water quality standards or waste discharge requirements, nor is it anticipated to contribute amounts that could exceed drainage system capacity or alter existing drainage patterns. While the project would result in grading on the site as well as road improvements, standard erosion control measures will be required under Mitigation Measure **MM4.4** to ensure that this work does not result in offsite erosion or deposition of sediment into water features. Additionally, the project is required to detain all stormwater runoff to pre-construction levels under State regulations.



**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

The project will be required to obtain a Construction Storm Water Pollution Prevention Plan (SWPPP) with the Central Valley Regional Water Quality Control Board (RWQCB) if earth disturbance will exceed one acre. The RWQCB 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 coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The Construction 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. The following mitigation 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.

With these protective measures, including Mitigation Measures **MM4.4** and **MM10.1**, the project would not alter off-site drainage patterns, degrade water quality, or violate water quality standards. Project-related impacts to water quality standards or waste discharge requirements, including contributing amounts that could exceed drainage system capacity or alter existing drainage patterns would be *less than significant with mitigation*.

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

d) The project is not located within a 100-, 200- or 500-year flood plain (DWR 2023). Yuba County is an inland area not subject to seiche or tsunami. Mudflow is not an identified issue at this location; therefore, there would be a *less than significant* impact from flooding, mudflow, seiche, or tsunami.

e) Yuba County's groundwater management is focused on the alluvial aquifers in the valley, and not the fractures rock aquifers of the foothills where the project site is located (Yuba Water Agency 2023). While there are north and south groundwater subbasins in Yuba County for

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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which Groundwater Sustainability Plans have been adopted, the project site is not within these areas and will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan because there are no applicable plans in the project area. There would be a *less than significant* impact.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

<b>XI. LAND USE AND PLANNING</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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) The project site is within unincorporated Yuba County in an area of rural uses. The proposed project will not physically divide an established community because it consists of a campground on one parcel and there is no established community around the project site. Therefore, the development would result in ***no impact*** on an established community.

b) The Yuba County General Plan designates the project site as site as Rural Community “RC” and a zoning designation of Rural Commercial (RC). The proposed campground project requires a Conditional Use Permit (CUP) within the RC zone, and with approval of the CUP meets all the requirements and intents for this zone. No rezoning to accommodate the project is required. The project is consistent with the current General Plan policies and zoning designations, and the project would result in ***no impact*** on land use plans or policies adopted for the purpose of mitigating an environmental effect.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

<b>XII. MINERAL RESOURCES</b>		Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a-b) Yuba County contains a wide variety of mineral resources, including clay, sand and gravel, stone, silica, silver, and gold (Yuba County 2011a). The California Geological Survey has mapped mineral deposits as Mineral Resources Zones (MRZs) that include the following (CGS 2018):

- MRZ-1: Areas where available geologic information indicates that little likelihood exists for the presence of significant concrete aggregate resource;
- MRZ-2: Areas where geologic information indicates the presence of significant concrete aggregate resources, except where noted as Construction Aggregate;
- MRZ-3: Areas containing known or inferred concrete aggregate resources of undetermined mineral resource significance; and
- MRZ-4: Areas where available geologic information is inadequate to assign to any other mineral resource zone category.

According to the Exhibit 4.6-31 in the General Plan EIR, the area is not mapped within a MRZ-2. However, the California Geological Survey currently maps the property within an MRZ-3 for Concrete Aggregate (CGS 2023d; CGS 2018); however, no known mineral resource recovery sites have been identified in the project area, and the project is zoned RC (Rural Commercial). The property and proposed campground project does not result in the loss of availability of a known mineral resource classified MRZ-3 that would be of value to the region and the residents of the state as the project site is not planned for mineral development and is developing according to the current zoning. The project would not have an adverse impact on mineral resources for the reasons stated above, and there be a *less than significant* impact.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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

**Discussion/Conclusion/Mitigation:**

a) The project would create temporary or periodic increases in ambient noise levels in the vicinity during construction and road improvements. However, Article 3 of Chapter 8.20 of the Yuba County Ordinance Code, which governs construction-related noise, includes provisions for construction times and locations that are within 500 feet of residential uses. The project site is within 500 feet of rural residential uses on Creekside Trail and across Marysville Road. Timing restrictions include 7 AM to 10 PM “in such a manner that a reasonable person of normal sensitiveness residing in the area is [not] 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.” These required construction standards will be noted on the construction plans per the mitigation measure below.

Table Public Health & Safety-2 in the General Plan indicates that the maximum allowable noise exposure from non-transportation noise sources at noise-sensitive land uses is 60 dBA from 7 AM to 10 PM and 45 dBA from 10 PM – 7 AM (Yuba County 2011b). The project Operations Plan indicates that the campground will maintain quiet hours from 10 PM to 7 AM, and that no amplified sound will be permitted. With the required construction plan notes as shown in Mitigation Measure **MM12.1** below and the operational hours provided by the applicant, impacts related to construction noise will be *less than significant with mitigation*.

**Mitigation Measure 12.1 Construction Noise Limits**

During grading and construction, work hours shall be limited from 7 AM to 10 PM, Monday through Saturday. Prior to issuance of grading, improvement, and building permits, plans shall reflect these hours of construction.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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b) It is not anticipated that the project would result in ground borne vibration. The project Operations Plan indicates that the campground will maintain quiet hours from 10 PM to 7 AM, so generators will not be run during this time, which could otherwise be a source of vibration to neighbors within 500 feet of the project site. As a result, there would be a *less than significant* impact.

c) The property is not located within an airport land use plan, within two miles of a public airport, or within the vicinity of a private airstrip. The nearest public airport is in Nevada County which is approximately 26 miles southeast of the property. The project would not expose people residing or working in the area to excessive noise levels. Therefore, there is *no impact*.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

<b>XIV. POPULATION AND HOUSING</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a) The project does not include the construction of homes or any infrastructure that would foster population growth near the project area; therefore, there would be ***no impact*** related to an increase in population.

b) The proposed project would not displace people or homes as the site is currently unoccupied. The project does not involve the removal of housing or the relocation of people who currently utilize the site. Therefore, there would be ***no impact*** related to displacement of individuals.

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

**Discussion/Conclusion/Mitigation:**

a) The project would establish a campground with 50 campsites in a Very High Fire Severity Zone. It will be serviced by the Tahoe National Forest Engineer Fire 331 Station and the Camptonville Community Services District. Approximate response distances and times are as follows:

- Tahoe National Forest Engineer Fire 331, 15296 Pike City Road, Camptonville – 2.4 miles from project, 5 minutes’ drive time
- Camptonville Volunteer Fire (1 rescue, 2 Type II engines, 1 Type II Water Tender, Utility truck), 15410 Mill Street, Camptonville – 2.7 miles from project, 5 minutes’ drive time
- Camptonville Volunteer Fire (Type IV engine only), 14918 Kelly Road, Camptonville – 3.7 miles from project, 6 minutes’ drive time

There are two entry and exit points for fire trucks and service vehicles on the Pine Tree RV Campground property. The roads will meet the fire safety width and gravel requirements. A gate will be located at the entrance to the campground property, but will remain open for the duration of the peak season and be closed during winter. The gate lock combination will be provided to applicable fire districts.

With the incorporated conditions of approval, the project Fire Protection Plan, and adherence to the requirements from the Yuba County Ordinance Code and Fire Codes, impacts to fire protection services 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. Access to the property will be open during the peak season and closed as needed during the off-



season. The lock combination will be provided to the Sherriff's Department so they can access the property. Impacts related to police protection would be *less than significant*.

c) The proposed project does not include the construction of any housing and would not generate any students. The project would not increase the demand on school districts. Therefore, there would be *no impacts* related to schools.

d) The proposed project does not include the construction of housing that would cause increased demand for parks but would introduce visitors to the area who would be likely to utilize existing surrounding recreational facilities such as nearby trails and Bullards Bar Reservoir. However, these impacts are expected to be minimal as campground guests would also have access to onsite recreational amenities such as pickleball courts, and the guests staying at the project site would relieve demand on other nearby campgrounds. Therefore, there would be a *less than significant* impact to parks.

e) Other public facilities that are typically affected by development projects include the Yuba County Library and County roads. However, due to the type of development proposed by the project, there would be no increased demand for these services. The temporary traffic generated by construction activities would not generate any additional roadway maintenance. Therefore, there would be *no impacts* to other public facilities.

XV. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>Would the project:</b></p> <p>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?</p> <p>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?</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

**Discussion/Conclusion/Mitigation:**

a) The proposed project is a 50-site campground with two restroom facilities and an office/general store building. The intent of the project is to provide a unique rural experience where occupants can enjoy camping and other local recreational amenities such as local trails and New Bullards Bar Reservoir. Due to the limited number of occupants on the new 9.82-acre use area, the incorporation of recreational amenities on the site, and the fact that the proposed campground would serve to relieve demand on nearby campground rather than contribute to it, it is not anticipated the proposal would notably change the amount of use occurring at area regional or national parks. Therefore, the proposed project would not lead to substantial physical deterioration of recreational facilities and *less than significant* impacts are anticipated.

b) The proposed project is a campground and, as such, a recreational facility. Pickleball courts are included in the project description to provide additional recreational amenities to clients. While the project includes the construction of a recreational facility, physical impacts from this construction are evaluated throughout this document. The project would not result in the need to construct or expand other recreational facilities. Therefore, impacts to recreational facilities is considered *less than significant*.

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

### Discussion/Conclusion/Mitigation:

a) The proposed project would generate a temporary increase in traffic during construction. It is expected that the roadway can accommodate the temporary increase in traffic during construction, and that any impacts related to driveway approach improvements will be reduced with the County's standard Encroachment Permit process, which requires a traffic control plan and County Public Works Department approval. In addition, project operational traffic impacts are not expected to be substantially adverse as the project is anticipated to generate approximately 96 trips per day, which would not result in a degradation of the Level of Service for Marysville Road (9.82 acres x 0.98 trips per acre x 10 trips for PM to ADT conversion = 96 trips per day) (ITE 2017, Land Use Code 416 Campground/Recreational Vehicle Park). The project would not significantly increase traffic in the area. Therefore, the project will have a *less than significant* impact.

b) Certain types of projects as identified in statute, the CEQA Guidelines, or in OPR's Technical Advisory are presumed to have a less than significant impact on VMT and therefore a less than significant impact on transportation. In any area of the state, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact. The proposed project is anticipated to have 96 trips per day according to ITE Trip General Manual estimates (9.82 acres x 0.98 trips per acre in the PM peak hour x 10 trips for PM to ADT conversion = 96 trips per day). For this reason, impacts to VMT would be *less than significant*.

c) Property access is from Marysville Road, a paved County road. There are two entry/exit roads for fire, services, and camper evacuation and ingress/egress. Interior and approach road segments will be required to meet Yuba County's or PRC 4290 road standards. Additionally, the new driveway access proposed for emergency access only would be required to meet sight distance standards, eliminating safety hazards at that location. Hazards due to a design feature of the project would not be substantially increased as a result of this project and there would be a *less than significant* impact.

d) Emergency access to the project site would be via two points of ingress/egress to the campground. The Pine Tree Campground will educate campers about evacuation routes. Evacuation information and routes will be posted on the business website, in confirmation emails, and on signs posted on the property. All campsites will have direct access to Marysville Road, a County-maintained road, via a primary ingress/egress point, as well as emergency access via a gated secondary access point 400 feet to the west of the primary point. Circulation during evacuations will be accomplished by having campers egress out the eastern/primary access point and fire equipment ingressing into the secondary access point. The internal circulation system will have two turnarounds with 40-foot radii. Therefore, the project will have *less than significant* impacts related to inadequate emergency access.

**XVIII. TRIBAL CULTURAL RESOURCES**

**Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a) A Cultural Resources Inventory prepared by Sean Jensen documents that CHRIS identifies one resource in the APE, but that that resource was subsequently found to be ineligible for the NHRP. Therefore, no additional treatment or mitigated action is recommended for the site and there would be a *less than significant* impact from this project.

b) The Yuba County Planning Department requested AB 52 consultation with the 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 deep spiritual, cultural, and physical ties to their ancestral land and are contemporary stewards of their culture and landscapes. The Tribal community represents 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 responded to the Early Consultation request on April 11, 2023. Anna Starkey, with the UAIC, commented that it would be appropriate to have the tribe inspect the site during ground-disturbing activities. This site inspection would be conducted with prior notification by the County and applicant.

The following mitigation measures address the inadvertent discoveries of potential Tribal Cultural Resources (TCRs) during the project’s ground disturbing activities, and protect any discovered TCRs. With these mitigation measures, impacts to Tribal Cultural Resources would be *less than significant with mitigation*.

**Mitigation Measure 18.1 Notification Prior to Ground Disturbance**

A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities, the applicant shall notify lead agency of the proposed earthwork start-date. The lead agency shall contact the United Auburn Indian Community (UAIC) with the proposed earthwork start-date and a UAIC Tribal Representative or Tribal Monitor shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity, or as appropriate for the type and size of project. During this inspection, a UAIC Tribal Representative or Tribal Monitor may provide an on-site meeting for construction personnel information on Tribal Cultural Resources (TCRs) and workers awareness brochure. If any TCRs are encountered during this initial inspection, or during any subsequent construction activities, work shall be suspended within 100 feet of the find and the measures included in the Inadvertent/Unanticipated Discoveries Mitigation Measure shall be implemented. 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. The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor during ground disturbing activities.

**Mitigation Measure 18.2 Unanticipated/Inadvertent Discoveries of TCRs**

If any suspected Tribal Cultural Resources (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.

<b>XIX. UTILITIES AND SERVICE SYSTEMS</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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 proposes to construct an onsite well to provide the campground users with potable water. Water would be utilized for RVs as well as the two shower/restroom facilities on the site. A septic system would also be constructed onsite for wastewater disposal purposes. Construction of a well and septic system would have minimal site disturbance impacts as they are generally constructed within a small project footprint and can be constructed around and within existing woodlands. Impacts from construction of these facilities would therefore be *less than significant*.

b-c) No significant impacts related to the adequacy of the water supply for the project are anticipated as the project will construct a single well and two restroom facilities for campground users. The project will be conditioned by the Environmental Health Department to provide adequate amounts of water as determined by the development standards for RV campgrounds. Additionally, no issues pertaining to groundwater supply have been identified in the project area. Impacts related to water supply are expected to be *less than significant*.

d-e) The project is not anticipated to result in the generation of any solid waste that would be of a significant level. Recyclable solid waste collected 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*.

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

**Discussion/Conclusion/Mitigation:**

a–d) The project is located within a Very High Fire Hazard Severity Zone and State Responsibility Area established by CAL FIRE. For this reason, the applicant submitted a Fire Protection Plan outlining their plans for wildfire preparedness. CAL FIRE reviewed the plan and responded that SRA requirements, roads and streets standards, and defensible space standards must be met. These are addressed in the Fire Protection Plan and will become requirements of the project improvement and building permits. The following is a brief summary of the Fire Protection Plan (Spencer 2023).

Existing Conditions

The Pine Tree RV Campground is within the “Wildland Fire with Structures Threatened” scenario outlined in the Yuba Foothills Community Wildfire Protection Plan and will therefore require design treatments compliant with PRC 4291. The project will adhere to defensible space requirements for pre-fire strategy.

The general vegetation types in the Camptonville CSD area are typical of the western slope of the Sierra Nevadas at the project elevation, which is at approximately 2,500 feet above mean sea level. Vegetation is comprised of a mix of ponderosa pine, black oak, sugar pine, Douglas fir, and tanoak in the understory. This forestation is interspersed with chaparral stands, meadow, and riparian forests. These foothill areas receive significantly more precipitation than lowland areas, causing the soils to become more deeply weathered and much more productive. They have the heaviest fuel load in the wider County area. Under dry and windy conditions, they experience fuel and terrain-driven fires that exhibit torching, active crown fire runs, long distance spotting, and other extreme fire behaviors.



The project parcel slopes downward from north to south away from Marysville Road at a gradient of approximately 10 percent. The property contains vegetation typical of this area as described above, with some open areas and heavier vegetation in the southern area. Staff will keep deadfall cleared from this area, and defensible space will be maintained as described above. The project site is a Hazard Mitigation Priority 1-2 as identified in Figure 10 of the Yuba Foothills Community Wildfire Protection Plan, which is a low risk category. The Camptonville CSD as a whole, however, is considered to have a “Very High” level of risk due to the fact that the communities at risk have a heavy fuel load and are in areas with a high probability of wildfires and potential for extreme fire behavior.

Three local fire stations are within a 6-minute drive to the campsite. Camptonville Volunteer Fire Department has 18 volunteers and no paid staff according to the 2014 Yuba County Foothill CWPP. It has an ISO rating of 9. Additional information is shown below from the Yuba County Foothill CWPP.

### Project Strategies

#### *Defensible Space*

The only permanent structures planned for the project are an office with a small market and two restroom/shower facilities. Although there are two structures within 30 feet of the property line, all structures and RV spaces will maintain 30 feet of defensible space at all times as the project applicant owns the adjacent property. Deadfall and brush maintenance will also be performed within 100 feet of the project site. Dead trees will be removed. Weeds and grasses will be mowed to 15 feet from each side of the road. All structures within 30 feet of the property line will meet Chapter 7A requirements. Rubber hose trailer chain guards will be suggested and made available to campers towing trailers to reduce the risk of sparks.

#### *Infrastructure*

Two 4” National Male hydrant valves are to be installed and located off the road to avoid blocking access. The valves will be posted: “No Parking. For Fire Use Only. Non-Potable.” The valves will be under pressure at all times and will be fed from the 5,000-gallon water tanks that will be located uphill from the hydrants. Two 5,000-gallon water tanks are proposed in total. The first tank will be gravity-fed from a proposed well, feeding into a nearby hydrant. An outgoing water line will lead from the first tank to the second tank, which in turn will gravity feed the second hydrant.

#### *Building Ignition Resistance*

All new structures would be constructed pursuant to the California Fire Code.

#### *Emergency Evacuation Plan*

The Pine Tree Campground will educate campers about evacuation routes. Evacuation information and routes will be posted on the business website, in confirmation emails, and on signs posted on the property.

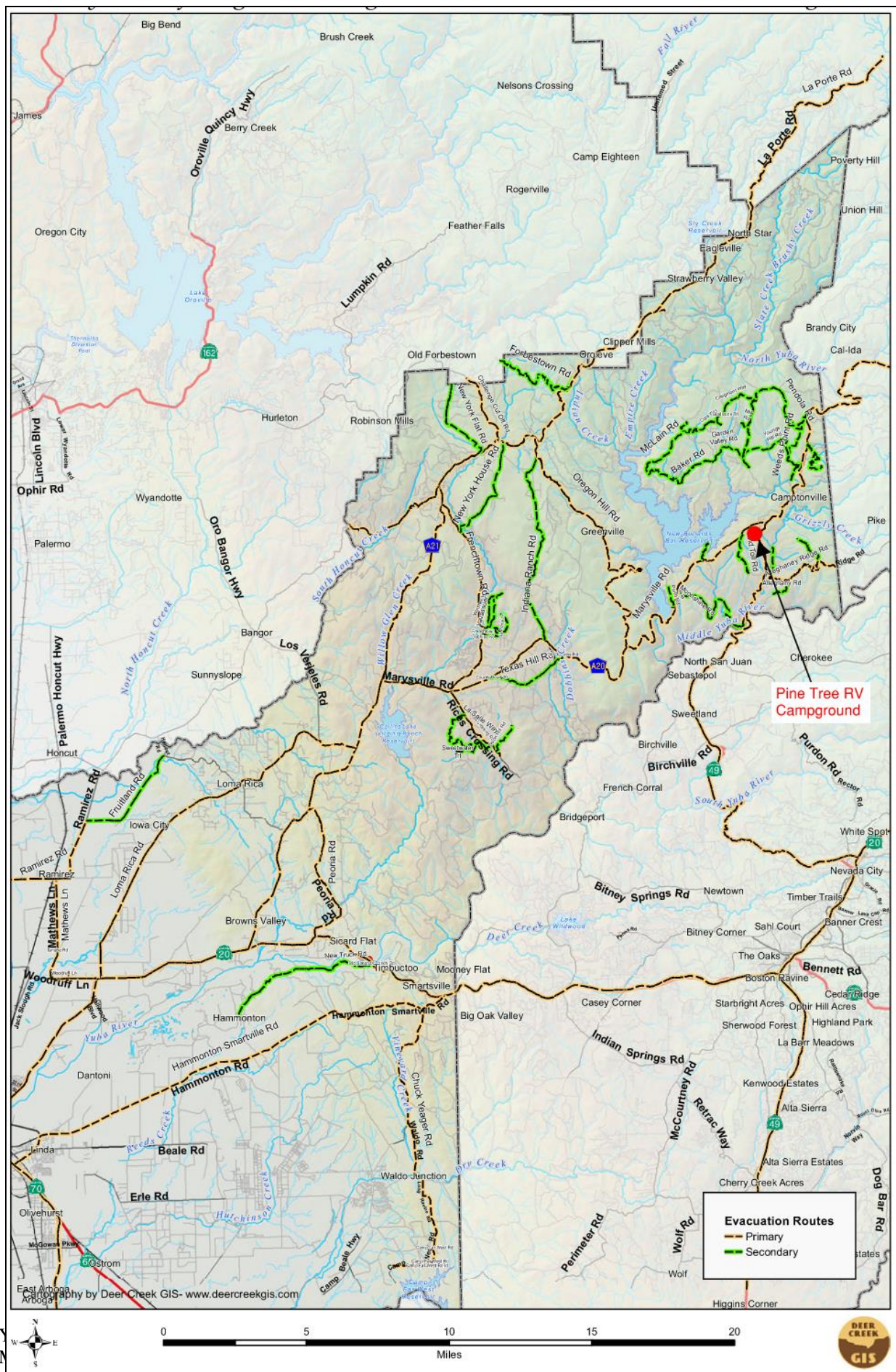
All campsites will have direct access to Marysville Road, a County-maintained road, via a primary ingress/egress point, as well as emergency access via a gated secondary access point 400 feet to the west of the primary point. Circulation during evacuations will be accomplished by having campers egress out the eastern/primary access point and fire equipment ingressing into

the secondary access point. The internal circulation system will have two turnarounds with 40-foot radii.

Areawide primary emergency access is provided on Marysville Road and State Route 49, and secondary emergency access is on Old Toll Road, Moonshine Road, and Dark Day Road, per the **Yuba Foothills Community Wildfire Protection Plan (CWPP) and shown in Figure 10** shown below. Evacuation directions will be provided per the guidance of Zone Haven for the area's zone, and campers will be informed of both advisory and mandatory evacuations as they occur.

The campground is on Marysville Road, a County-maintained, paved road that meets State Fire Safe standards. According to the Yuba County CWPP, the Camptonville CSD and Volunteer Fire Department have EMT/Fire personnel only. The closest ambulance service is over 30 minutes away. Therefore, a portable AED will be maintained in a convenient location for emergency defibrillation as needed. Staff will be trained in First Aid, CPR, and use of the AED.

Staff will have a to-go bag prepared with personal essentials, including campground records. Staff will have a list of all staff phone numbers and Fire Department and other emergency numbers.



### *Camp Policies*

A strict No Fire policy will be implemented and enforced by campground staff annually from May through the summer and fall. We will only allow campfires when safe to do so after heavy rains in the late fall through April, provided that the area remains green and wet enough to remain safe should sparks land. Campground staff will refer to US Forest Service and CAL FIRE for fire danger guidance and will not allow fires while burn bans are in effect. Any permitted campfires must be in designated fire rings or pits, available at each site. Campers will be required to use water to put fires out and cool embers. The campground has water spigots and tanks on the property to make water freely available to put out fires. Fireworks of any type are strictly prohibited year-round.

### *Length of Stay*

The maximum length of stay in any campground shall not exceed 21 consecutive days within a 30-day period per the Yuba County campground ordinance.

### *Wildfire Education Strategies for Campground Staff and Visitors*

Education is a key component of ensuring campers and staff maintain fire safety protocols. The project will combine staff training with camper education and outreach so anyone on the property is using the same guidelines to avoid a wildfire. The Pine Tree RV Campground will include wildfire safety guidelines in communications and agreements with campers in several ways:

- A. On the business website
- B. During the camping reservation process
- C. With notices and verbally while at the campground
- D. In email communications

Education will include:

- Limitations on campfires
- Ways to protect the campground area from a wildfire
- Evacuation routes and planning prior to an incident. The campground has two entry/exit points.
- Water availability and access to put fires out
- Safely managing flammable materials and clearance techniques
- Fire behavior during past large fires
- Road standards needed for emergency access
- Roadside clearance standards (PRC 4291)
- Reminding the campground visitors and staff that fuel clearance and roadside clearances are the responsibilities of the campground, not the fire department
- First Aid, CPR and use of an AED

With the measures in place as proposed by the Fire Protection Plan for the project, impacts from 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.

<b>Does the project:</b>	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, c) As discussed in Sections 1 through 20 above, the proposed project would comply with all local, state, and federal laws governing general welfare and environmental protection. Project implementation during construction and operation could result in potentially adverse impacts to forestry resources, air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology and water quality, noise, and tribal cultural resources. Due to potential impacts from loss of timber resources, the project will be required to obtain a Timber Conversion Permit as required by CAL FIRE under MM 2.1. Due to potential for dust during construction activities and potential for smoke from campfire, MMs 3.1 through 3.4 are required. Because of the possible construction impacts to nesting migratory birds, Humboldt lily, and Brandegee’s clarkia, MMs 4.1-4.3 have been included to reduce potential impacts. To reduce the possibility of erosion from the site, MM 4.4 and 10.1 have been included to incorporate Best Management Practices and SWPPP requirements. Risk from wildfire ignition during construction is mitigated in MM 9.1. Although cultural, tribal cultural, and paleontological resources are not known in the project area, mitigation has been added to halt work if resources are discovered under MMs 5.1, 5.2, 7.1, 18.1 and 18.2. To minimize the disruption to surrounding residents and other sensitive noise receptors during the construction,

mitigation has been included to limit construction to daytime hours on Monday through Saturday under MM 12.1. Each of the potential adverse impacts are mitigated to levels that are *less than significant with mitigation*, as outlined in each section.

b) The project site is zoned appropriately for the proposed development, and cumulative impacts of this development were contemplated in the General Plan EIR. A project's cumulative impacts are considered significant when the incremental effects of the project are "cumulatively considerable," meaning that the project's incremental effects are considerable when viewed in connection with the effects of past, current, and probable future projects. Reasonably foreseeable projects that could have similar impacts to the proposed project include other anticipated projects within the project vicinity that could be constructed or operated within the same timeframe as the project. All of the proposed project's impacts, including operational impacts, can be reduced to a less-than-significant level with implementation of the mitigation measures identified in this Initial Study and compliance with existing federal, state, and local regulations. Therefore, the proposed project would have *less than significant* environmental effects that are individually limited but cumulatively considerable.

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<b>MM 2.1 Obtain a Timber Conversion Permit</b>		
Prior to tree removal and the issuance of grading and improvement permits for the project, the applicant shall obtain a Timber Conversion Permit if required by CAL FIRE and provide evidence of the permit to the Planning Department.		
<b>Timing/Implementation</b> <i>Prior to tree removal and issuance of grading and improvement permits.</i>	<b>Enforcement/Monitoring</b> Yuba County Planning Department	
<b>Performance Criteria</b> Provide copy of permit to Planning Department.	<b>Verification Cost</b> N/A	
		<b>Date Complete</b> (If applicable)

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<b>MM 3.1 FRAQMD:</b>		
<ul style="list-style-type: none"> <li>• Implement FRAQMD Fugitive Dust Plan</li> <li>• Implement FRAQMD standard construction phase mitigation measures and include as notes on all construction plans prior to permit issuance. Standard construction phase mitigation measures can be found at <a href="https://www.fraqmd.org/ceqa-planning">https://www.fraqmd.org/ceqa-planning</a>.</li> </ul>		
<b>Timing/Implementation</b> <i>Prior to approval of improvement permits and during construction activities.</i>	<b>Enforcement/Monitoring</b> Yuba County Public Works Department	
<b>Performance Criteria</b> Permit verification or clearance documents from FRAQMD.	<b>Verification Cost</b> N/A	
		<b>Date Complete</b> (If applicable)

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<b>MM 3.2 Fugitive Dust Control for Construction</b>	
<p>1) Water inactive construction sites and exposed stockpile sites at least twice daily.</p> <p>2) Pursuant to California Vehicle Code, all trucks hauling soil and other loose material to and from the construction site shall be covered or should maintain at least 6 inches of freeboard (i.e. minimum vertical distance between top of load and the trailer).</p> <p>3) Any topsoil that is removed for the construction operation shall be stored on-site in piles not to exceed 4 feet in height to allow development of microorganisms prior to replacement of soil in the construction area. These topsoil piles shall be clearly marked and flagged. Topsoil piles that will not be immediately returned to use shall be revegetated with a non-persistent erosion control mixture.</p> <p>4) Soil piles for backfill shall be marked and flagged separately from native topsoil stockpiles. These soil piles shall also be surrounded by silt fencing, straw wattles, or other sediment barriers or covered unless they are to be immediately used.</p> <p>5) Equipment or manual watering shall be conducted on all stockpiles, dirt/gravel roads, and exposed or disturbed soil surfaces, as necessary, to reduce airborne dust.</p>	
<b>Timing/Implementation</b> <i>Prior to issuance of grading and improvement permits and upon start of project design and start of construction activities.</i>	<b>Enforcement/Monitoring</b> Yuba County Public Works Department
<b>Performance Criteria</b> Provide note on construction plans to advise construction contractor of requirements.	<b>Verification Cost</b> N/A
	<b>Date Complete</b> (If applicable)

**MITIGATION MONITORING PLAN  
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<b>MM 3.3 Campfires</b>		
Campfires (with the exception of non-wood-burning propane fires) are prohibited from May 15 through the fall until the wet season and when US Forest Service/CAL FIRE guidance has a burn ban in effect. When allowed, campfires must be in designated fire rings.		
<b>Timing/Implementation</b> <i>Project operations.</i>	<b>Enforcement/Monitoring</b> Yuba County Fire Prevention Officer, Camptonville CSD, or CalFire	
<b>Performance Criteria</b> N/A	<b>Verification Cost</b> N/A	
		<b>Date Complete</b> (If applicable)

**MITIGATION MONITORING PLAN  
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<b>MM 4.1 Migratory Birds</b>		
<p>The following are avoidance and minimization measures for California avian species of special concern and species protected under the MBTA and the CFWC. Any vegetation removal and/or ground disturbance activities should begin during the avian non-breeding (September 1 – February 28) season so as to avoid and minimize impacts to avian species. If construction must begin within the avian breeding season (March 1 – August 31) then a migratory bird and raptor survey shall be conducted within the Project Area by a qualified biologist. A qualified biologist shall: Conduct a survey for all birds protected by the MBTA and CFWC no later than fifteen (15) days prior to construction activities; map all nests located within 250 feet of construction areas; develop buffer zones around active nests as recommended by a qualified biologist. Construction activity shall be prohibited within the buffer zones until the young have fledged or the nest fails. Nests shall be monitored at least twice (2) per week and a report submitted to the Yuba County monthly. If construction activities stop for more than ten (10) days then another migratory bird and raptor survey shall be conducted no later than fifteen (15) days prior to the continuation of construction activities.</p>		
<p><b>Timing/Implementation</b> <i>No more than 15 days prior to construction activities if during breeding season (March 1 – August 31).</i></p>	<p><b>Enforcement/Monitoring</b> Yuba County Planning Department</p>	
<p><b>Performance Criteria</b> Provide survey results to Planning Department.</p>	<p><b>Verification Cost</b> N/A</p>	
		<p><b>Date Complete</b> (If applicable)</p>

**MITIGATION MONITORING PLAN  
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**MM 4.2 Special-Status Plant Species**

Prior to issuance of a grading permit, a qualified biologist shall survey the project site for Brandegee's clarkia and Humboldt lily. Locations of Brandegee's clarkia and Humboldt lily shall be clearly marked for avoidance by construction crews prior to commencement of project construction activities. If construction activities cannot avoid Brandegee's clarkia or Humboldt lily occurrences, then prior to commencement of construction, the following measures shall be implemented: 1) Information of Brandegee's clarkia and Humboldt lily occurrences in the project area shall be recorded on California Native Species Field Survey Forms and submitted to the CNDDDB and 2) Seed from Brandegee's clarkia and bulbs from Humboldt lily populations shall be collected and redistributed into suitable habitat by a qualified botanist. Seed and bulbs shall be distributed over an area twice the size of the affected area.

**Timing/Implementation**

*Prior to site disturbance and issuance of grading permit.*

**Enforcement/Monitoring**

Yuba County Planning Department

**Performance Criteria**

Provide survey results to Planning Department.

**Verification Cost**

N/A

**Date Complete** (If applicable)

**MITIGATION MONITORING PLAN  
CUP22-0001 (HAVNER)**

**MM 4.3 Implement Best Management Practices During Construction**

To protect water quality and aquatic life in downstream aquatic resources, the contractor shall implement the following BMPs during construction, which shall also be shown as a note on all improvement and grading plans:

1. Disruption of soils and native vegetation shall be minimized to limit potential erosion and sedimentation; disturbed areas shall be graded to minimize surface erosion and siltation; bare soils shall be immediately stabilized and revegetated. Seeded areas shall be covered with broadcast straw or mulch.
2. If straw is used for erosion control, only certified weed-free straw shall be used to minimize the risk of introducing noxious weeds such as yellow star thistle.
3. The contractor shall exercise every reasonable precaution to prevent contamination of the project area with spilled fuels, oils, bitumen, calcium chloride, and other harmful materials. Contamination of the project area soils from construction byproducts and pollutants such as oil, cement, and wash water shall be minimized. Drip pans or absorbent pads should be used during vehicle and equipment maintenance work that involves fluids. All construction debris and associated materials and litter shall be removed from the work site immediately upon completion.
4. To minimize erosion, development runoff shall not be discharged directly across steep slopes. Runoff shall instead be directed through energy dissipaters constructed at discharge points to reduce flow velocity and prevent erosion.

**Timing/Implementation**

*Prior to issuance of improvement/grading permits, and during construction.*

**Enforcement/Monitoring**

Yuba County Planning Department

**Performance Criteria**

Include as note on plans.

**Verification Cost**

N/A

**Date Complete** (If applicable)



**MITIGATION MONITORING PLAN  
CUP22-0001 (HAVNER)**

**MM 5.1 Consultation in the Event of Inadvertent Discovery of Human Remains**

If human remains, in any condition, or associated grave goods and burial soils are encountered and appear to be human, California Law requires that the County Coroner be contacted. Should the discovery include Native American human remains, in addition to the required procedures of Health and Safety Code Section 7050.5, Public Resources Code 5097.98 and California Code of Regulations Section 15064.5(e), all work must stop in the within 100 feet of the find and the County Coroner must be notified. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in California Environmental Quality Act Sections 15064.5(d) and (e) shall be followed.

**Timing/Implementation**

*During construction activities.*

**Enforcement/Monitoring**

Yuba County Planning Department

**Performance Criteria**

N/A

**Verification Cost**

N/A

**Date Complete** (If applicable)

**MITIGATION MONITORING PLAN  
CUP22-0001 (HAVNER)**

**MM 5.2 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 shall be sought immediately.

**Timing/Implementation**

*During construction activities.*

**Enforcement/Monitoring**

Yuba County Planning Department

**Performance Criteria**

N/A

**Verification Cost**

N/A

**Date Complete** (If applicable)

**MITIGATION MONITORING PLAN  
CUP22-0001 (HAVNER)**

<b>MM 7.1 Paleontological Resources</b>		
If paleontological resources are discovered during construction, work shall stop and consultation is required to avoid further impacts. Actions after work stoppage will be designed to avoid significant impacts to the greatest extent feasible. These measures could include construction worker education, consultation with a qualified paleontologist, coordination with experts on resource recovery and curation of specimens, and other measures as appropriate.		
<b>Timing/Implementation</b> <i>During construction activities.</i>	<b>Enforcement/Monitoring</b> Yuba County Planning Department	
<b>Performance Criteria</b> N/A	<b>Verification Cost</b> N/A	
		<b>Date Complete</b> (If applicable)

**MITIGATION MONITORING PLAN  
CUP22-0001 (HAVNER)**

**MM 9.1 Hazardous Materials**

Construction specifications shall include the following measures to reduce potential impacts in the project area associated with accidental spills of pollutants (e.g., fuel, oil, grease):

- A site-specific prevention plan shall be implemented for potentially hazardous materials. The plan shall include the proper handling and storage of all potentially hazardous materials, as well as the proper procedures for cleaning up and reporting any spills. If necessary, containment berms shall be constructed to prevent spilled materials from reaching surface water features.
- Equipment and hazardous materials shall be stored a minimum of 50 feet away from surface water features.
- Vehicles and equipment used during construction shall receive proper and timely maintenance to reduce the potential for mechanical breakdowns leading to a spill of materials. Maintenance and fueling shall be conducted within an adequate fueling containment area.

**Timing/Implementation**

*Prior to issuance of grading, building, and improvement permits.*

**Enforcement/Monitoring**

Yuba County Building Department

**Performance Criteria**

N/A

**Verification Cost**

N/A

**Date Complete** (If applicable)

**MITIGATION MONITORING PLAN  
CUP22-0001 (HAVNER)**

<b>MM 9.2      Reduce Wildfire Risk During Construction</b>		
During project construction, any dry vegetation present on the staging areas or temporary access roads shall be cleared prior to the site being used by vehicles or heavy equipment. Fire extinguishers shall be present onsite in vehicles to quickly extinguish any vegetation that ignites as a result of a spark from heavy equipment.		
<b>Timing/Implementation</b> <i>Prior to and during construction activities.</i>	<b>Enforcement/Monitoring</b> Yuba County Building Department	
<b>Performance Criteria</b> N/A	<b>Verification Cost</b> N/A	
		<b>Date Complete</b> (If applicable)

**MITIGATION MONITORING PLAN  
CUP22-0001 (HAVNER)**

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

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

**Timing/Implementation**

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

**Enforcement/Monitoring**

Yuba County Building Department

**Performance Criteria**

Provide copy of permit to Building Department.

**Verification Cost**

N/A

**Date Complete** (If applicable)

**MITIGATION MONITORING PLAN  
CUP22-0001 (HAVNER)**

<b>MM 12.1 Construction Noise Limits</b>		
During grading and construction, work hours shall be limited from 7 AM to 10 PM, Monday through Saturday. Prior to issuance of grading, improvement, and building permits, plans shall reflect these hours of construction.		
<b>Timing/Implementation</b> <i>Prior to issuance of grading and construction permits, and during grading and construction activities.</i>	<b>Enforcement/Monitoring</b> Yuba County Building Department	
<b>Performance Criteria</b> Provide note on construction plans to advise construction contractor of requirements.	<b>Verification Cost</b> N/A	
		<b>Date Complete</b> (If applicable)

**MITIGATION MONITORING PLAN  
CUP22-0001 (HAVNER)**

**MM 18.1 Notification Prior to Ground Disturbance**

A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities, the applicant shall notify lead agency of the proposed earthwork start-date. The lead agency shall contact the United Auburn Indian Community (UAIC) with the proposed earthwork start-date and a UAIC Tribal Representative or Tribal Monitor shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity, or as appropriate for the type and size of project. During this inspection, a UAIC Tribal Representative or Tribal Monitor may provide an on-site meeting for construction personnel information on Tribal Cultural Resources (TCRs) and workers awareness brochure. If any TCRs are encountered during this initial inspection, or during any subsequent construction activities, work shall be suspended within 100 feet of the find and the measures included in the Inadvertent/Unanticipated Discoveries Mitigation Measure shall be implemented. 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. The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor during ground disturbing activities.

**Timing/Implementation**

*7 days prior to the start of, and during, construction activities.*

**Enforcement/Monitoring**

Yuba County Planning Department

**Performance Criteria**

N/A

**Verification Cost**

N/A

**Date Complete** (If applicable)



**MITIGATION MONITORING PLAN  
CUP22-0001 (HAVNER)**

**MM 18.2 Unanticipated/Inadvertent Discoveries of TCRs**

If any suspected Tribal Cultural Resources (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.

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

**Fisher, Ciara**

---

**From:** Hartman, Justin@CALFIRE <Justin.Hartman@fire.ca.gov>  
**Sent:** Wednesday, April 5, 2023 2:55 PM  
**To:** Franken, Vanessa  
**Subject:** Re: RE: NEW CAMPGROUND (Project Number: CUP2022-0001/Pine Tree RV Campground)

Vanessa,

Yes I did talk to the Camptonville chief,

The only thing as CAL FIRE requires is to follow Title 14 for that area. We do not have the local authority, but they need to follow the SRA requirements.

The campground will need ensure that.

- Roads and streets standards such as widths, heights, weights, surfaces, gates, slopes.
- Addressing
- Defensible space around the property and structures.

Thanks



**Justin Hartman**

Battalion Chief - Loma Rica-Dobbins  
Nevada-Yuba-Placer Unit  
11485 Loma Rica Rd. Marysville CA  
(530) 277-2316 Cell



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**From:** Franken, Vanessa <vfranken@CO.YUBA.CA.US>  
**Sent:** Wednesday, April 5, 2023 12:11 PM  
**To:** Hartman, Justin@CALFIRE <Justin.Hartman@fire.ca.gov>  
**Subject:** RE: RE: NEW CAMPGROUND (Project Number: CUP2022-0001/Pine Tree RV Campground)

**Fisher, Ciara**

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**From:** Jody Deaderick <jodead@gmail.com>  
**Sent:** Sunday, May 7, 2023 9:33 AM  
**To:** Franken, Vanessa; Sandy Ross; Dick DickKard; Randy Rizzo; Tedd Sapp  
**Subject:** Pine Tree RV campground

Hello Vanessa, Thank you for the opportunity to voice our concerns regarding the improvements planned for the Pine Tree RV park. We discussed all these on our tour of the property, but for your reference they are delineated below.

1. Add a second "Secondary Emergency Access road." We walked this location and this was noted on the map as to exactly where it should go and I know the planner (Jessica?) who is working for the owner took note of this. Because the road thru the RV sites is a cul de sac, we felt it was important to have more than one way out in the event emergency personnel were arriving. This keeps evacuating RVs on separate paths from Emergency vehicles.
2. Keep the open space near what will be the new Check-in entry point as a Staging Area to be used for emergency vehicles in the event of an Emergency.
3. Abandon the idea of using Dark Day Boat Launch parking lot as a meeting location in the event of evacuation of the RV park. Campground personnel need to stay in the loop with Zonehaven recommendations in the event of an emergency. Any evacuation warning or evacuation order should be followed. There is really no need for a place to meet up that is only 6 miles away from the RV park.

thank you,

***Jody Deaderick***  
***Camptonville Community Service District***



*Serving Sutter and Yuba Counties*

541 Washington Avenue  
Yuba City, CA 95991  
(530) 634-7659  
FAX (530) 634-7660  
[www.fraqmd.org](http://www.fraqmd.org)

Christopher D. Brown, AICP  
Air Pollution Control Officer

April 20, 2023

County of Yuba Planning Department  
915 8<sup>th</sup> Street Suite 123  
Marysville, CA 95901  
Fax: 530-749-5434

**Re: CUP2022-0001 (Pine Tree RV)**

Dear Vanessa Franken,

The Feather River Air Quality Management District (District) appreciates the opportunity to review and comment on the project referenced above.

The District recommends that the project prepare a Fugitive Dust Control Plan for the constructional phase of development and submit it to the air district for review and approval. Further, the project will be responsible during construction phase to adhere to District Rule 3.16 which states that the developer or contractor are required to control dust emissions from earth moving activities, handling, or storage activity from leaving the project site. I have included FRAQMD recommended construction phase mitigation measures and a copy of the fugitive dust control plan form.

The project is proposing to install one (1) generator unit one for backup power during an emergency. The proposed generator will need to be evaluated for a Feather River Air Quality permit prior to the start of installation of the new generator and equipment operation. I have included a copy of the District's Authority to Construct (ATC) Application and the supplemental form for the Internal Combustion Engines (I.C.E.) powering the generator unit. One application and supplemental form must be submitted for the generator unit and engine. If the applicant has any questions about the application forms or permitting, please contact Wyllyam Escobedo, AQ Engineer at (530) 634-7659 Ext 212.

It should be noted that, if any materials or structures are removed from the property, they must be disposed of properly. Materials or structures being removed from the project site must not be burned. The proposed project is subject to the Indirect Source Fee at the commercial rate of \$0.06 per square foot. The Indirect Source Fees apply to any newly constructed facility building, structure, installation, real property, road, or highway. This includes paved parking areas. The square footage of landscaping features in a parking area may be deducted from the fee area.

The District has also attached a list of local and state regulations applicable to development that each project must adhere to in addition to any mitigation measures proposed to reduce construction or operational air quality impacts. If you need any further assistance, please contact me at (530) 634-7659 x209. Air District staff will be available to assist the project proponent or lead agency as needed.

Sincerely,



**Peter Angelonides**  
Air Quality Planner

Enclosures: FRAQMD Construction Phase Mitigation Measures; Fugitive Dust Control Plan; Rules and Regulations Statement; Authority to Construct Application; and ICE Supplemental Form  
File: Chron  
ISR

## **FRAQMD Construction Phase Mitigation Measures**

1. The contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained prior to and for the duration of onsite operation.
2. Utilize existing power sources (e.g., line power) or clean fuel generators rather than temporary power generators.
3. Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites.
4. All grading operations on a project should be suspended when winds exceed 20 miles per hour or when winds carry dust beyond the property line despite implementation of all feasible dust control measures.
5. Work areas shall be watered or treated with Dust Suppressants as necessary to prevent fugitive dust violations.
6. An operational water truck should be available at all times. Apply water to control dust as needed to prevent visible emissions violations and offsite dust impacts. Travel time to water sources should be considered and additional trucks used if needed.
7. Onsite dirt piles or other stockpiled material should be covered, wind breaks installed, and water and/or soil stabilizers employed to reduce wind-blown dust emissions. Incorporate the use of approved non-toxic soil stabilizers according to manufacturer's specifications to all inactive construction areas.
8. All transfer processes involving a free fall of soil or other particulate matter shall be operated in such a manner as to minimize the free fall distance and fugitive dust emissions.
9. Apply approved chemical soil stabilizers according to the manufacturers' specifications, to all inactive construction areas (previously graded areas that remain inactive for 96 hours) including unpaved roads and employee/equipment parking areas.
10. To prevent track-out, wheel washers should be installed where project vehicles and/or equipment exit onto paved streets from unpaved roads. Vehicles and/or equipment shall be washed prior to each trip. Alternatively, a gravel bed may be installed as appropriate at vehicle/equipment site exit points to effectively remove soil buildup on tires and tracks to prevent/diminish track-out.
11. Paved streets shall be swept frequently (water sweeper with reclaimed water recommended; wet broom) if soil material has been carried onto adjacent paved, public thoroughfares from the project site.
12. Provide temporary traffic control as needed during all phases of construction to improve traffic flow, as deemed appropriate by the Department of Public Works and/or Caltrans and to reduce vehicle dust emissions.
13. Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less and reduce unnecessary vehicle traffic by restricting access. Provide appropriate training, onsite enforcement, and signage.
14. Reestablish ground cover on the construction site as soon as possible and prior to final occupancy, through seeding and watering.

15. The proponent shall assemble a comprehensive inventory list (i.e. make, model, engine year, horsepower, emission rates) of all heavy-duty off-road (portable and mobile) equipment (50 horsepower and greater) that will be used an aggregate of 40 or more hours for the construction project and apply the following mitigation measure:

The project shall provide a plan for approval by FRAQMD demonstrating that the heavy-duty (equal to or greater than 50 horsepower) off-road equipment to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 5 percent ROG reduction, 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction. A Construction Mitigation Calculator (MS Excel) may be downloaded from the SMAQMD web site to perform the fleet average evaluation <http://www.airquality.org/ceqa/index.shtml> . Acceptable options for reducing emissions may include use of late model engines (Tier 4), CARB Approved low-emission diesel products, alternative fuels, engine retrofit technology (Carl Moyer Guidelines), after-treatment products, voluntary offsite mitigation projects, provide funds for air district offsite mitigation projects, and/or other options as they become available. The District should be contacted to discuss alternative measures.

The results of the Construction Mitigation Calculator shall be submitted and approved by the District PRIOR TO BEGINNING WORK. The project shall provide a monthly summary of heavy-duty off-road equipment usage to the District throughout the construction of the project.

16. The Lead Agency may also contribute to the FRAQMD's Off-Site Mitigation Program to reduce project emissions to less than significant. The lead agency should include contribution to the off-site mitigation program as a mitigation measure in its environmental analysis. The lead agency will need to compile a list of all emission sources and consult with the FRAQMD staff to implement this mitigation measure. The project will need to track emissions generated from equipment and vehicles throughout the project phase that is estimated to exceed the threshold (for example, if construction phase exceed the threshold, then track emissions from off-road, portable, and on-road equipment and vehicles). Please consult with the FRAQMD for more information on contributing to an Off-Site Mitigation Program.

**Feather River Air Quality Management District  
Fugitive Dust Control Plan**

This plan, upon signature and submittal to the FRAQMD, will serve as an approved Fugitive Dust Control Plan to be implemented at the designated site. This plan must be submitted by the project proponent and received at the air district prior to start of work.

The approved plan serves as an acknowledgment by the project proponent of their duty to address state and local laws governing fugitive dust emissions and the potential for first offense issuance of a Notice of Violation by the air district where violations are substantiated by District staff. This plan (along with standard mitigation measures for all projects and best available mitigation measures where applicable) shall be made available to the contractors and construction superintendent on the project site.

• Site Location: \_\_\_\_\_

• Project Type (circle all that apply): Residential Commercial Industrial Transportation

• List of responsible persons:

**Company:** \_\_\_\_\_

**Office** (name, title, address, phone): \_\_\_\_\_

**Field** (name, title, phone): \_\_\_\_\_

• Projected Start and End Dates: \_\_\_\_\_  
(Day/Month/Year)

Project Proponent: \_\_\_\_\_  
Printed Name Company/Phone

By signing this document I acknowledge that I have read the FRAQMD Rules and Regulations Statement: New Development, which includes state and local fugitive dust emission laws. I understand that it is my responsibility as the project proponent to ensure that appropriate materials and instructions are available to site employees to implement fugitive dust mitigation measures appropriate for each development phase of this project in order to ensure compliance.

I further acknowledge that it is my responsibility to ensure that site employees are made formally aware of fugitive dust control laws, requirements, and available mitigation techniques, and that appropriate measures are to be implemented at the site as necessary to prevent fugitive dust violations.

Signature: \_\_\_\_\_ Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
FRAQMD – Modified 2/23/2016

**Please Submit to:** FRAQMD, 541 Washington Avenue, Yuba City, CA 95991 Attn: Planning  
Phone: 530-634-7659 x210 FAX: 530-634-7660 Email: [planning@fraqmd.org](mailto:planning@fraqmd.org)



## FRAQMD Rules & Regulations Statement: New Development

The following statement is recommended as standard condition of approval or construction document language for **all** development projects within Feather River Air Quality Management District (FRAQMD). All projects are subject to FRAQMD rules in effect at the time of construction. A complete listing of current rules is available at [www.fraqmd.org](http://www.fraqmd.org) or by calling 530-634-7659. Specific rules that may relate to construction activities or building design may include, but are not limited to:

**Regulation IV: Stationary Emission Sources Permit System and Registration.** Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from FRAQMD prior to equipment operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or internal combustion engine should contact the FRAQMD early to determine if a permit is required, and to begin the permit application process. Portable construction equipment (e.g. generators, compressors, pile drivers, lighting equipment, etc.) with an internal combustion engine over 50 horsepower are required to have a FRAQMD permit or a California Air Resources Board portable equipment registration. Other general types of uses that require a permit include, but are not limited to fumigation chambers, gasoline tanks and dispensing, spray booths, and operations that generate airborne particulate emissions.

**Rule 3.0: Visible Emissions.** A person shall not discharge into the atmosphere from any single source of emissions whatsoever, any air contaminants for a period or periods aggregating more than three minutes in any one hour which is as dark or darker in shade as that designated as No. 2 on the Ringleman Chart.

**Rule 3.15: Architectural Coatings.** The developer or contractor is required to use coatings that comply with the volatile organic compound content limits specified in the rule.

**Rule 3.16: Fugitive Dust.** The developer or contractor is required to control dust emissions from earth moving activities, storage or any other construction activity to prevent airborne dust from leaving the project site.

**Rule 3.17: Wood Burning Devices.** This rule requires newly installed wood burning devices meet emission standards. Wood burning fireplaces are prohibited unless they meet emission standards.

**Rule 3.23: Natural Gas-Fired Water Heaters, Small Boilers, and Process Heaters.** This rule requires all newly purchased or installed units 75,000 Btu/hr up to 1 million Btu/hr meet emission limits.

**Rule 7.10: Indirect Source Fee.** An applicant for a building permit shall pay fees to the FRAQMD based on number of units (residential) or square footage of the building and associated parking (commercial and industrial).

**Disposal by Burning:** Open burning is yet another source of fugitive gas and particulate emissions and shall be prohibited at the project site. No open burning of vegetative waste (natural plant growth wastes) or other legal or illegal burn materials (trash, demolition debris, et. al.) may be conducted at the project site. Vegetative wastes should be chipped or delivered to waste to energy facilities (permitted biomass facilities), mulched, composted, or used for firewood. It is unlawful to haul waste materials offsite for disposal by open burning.

In addition, other State or Federal rules and regulations may be applicable to construction phases of development projects, including:

**California Health and Safety Code (HSC) section 41700.** Except as otherwise provided in Section 41705, no person shall discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

**HSC section 41701.** Except as otherwise provided in Section 41704, or Article 2 (commencing with Section 41800) of this chapter other than Section 41812, or Article 2 (commencing with Section 42350) of Chapter 4, no person shall discharge into the atmosphere from any source whatsoever any air contaminant, other than uncombined water vapor, for a period or periods aggregating more than three minutes in any one hour which is: (a) As dark or darker in shade as that designated as No. 2 on the Ringelmann Chart, as published by the United States Bureau of Mines, or (b) Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke described in subdivision (a).

**California Vehicle Code section 23114** regarding transportation of material on roads and highways.

**California Code of Regulations Title 13 Chapter 10 section 2485: Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling.** Limits idling time to 5 minutes for on-road heavy duty diesel trucks.

**California Code of Regulations Title 13 Chapter 9 Article 4.8 section 2449: Regulation for In-Use Off-Road Diesel Vehicles.** Limits idling time to 5 minutes.

**California Code of Regulations Title 17 Division 3 Chapter 1 Subchapter 7.5 section 93105: Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations.**

**California Code of Regulations Title 17 Division 3 Chapter 1 Subchapter 7.5 section 93106: Asbestos ATCM for Surfacing Applications.**

**Asbestos NESHAP.** Prior to demolition of existing structures, an asbestos evaluation must be completed in accordance with the Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations. Section 61.145 requires written notification of demolition operations. Asbestos NESHAP Demolition/Renovation Notification Form can be downloaded at <http://www.arb.ca.gov/enf/asbestos/asbestosform.pdf>. This notification should be typewritten and postmarked or delivered no later than ten (10) days prior to the beginning of the asbestos demolition or removal activity. Please submit the original form to USEPA and a copy each to California Air Resources Board (CARB) and the District at the addresses below:

U.S. EPA  
Attn: Asbestos NESHAP Program  
75 Hawthorne Street  
San Francisco, CA 94105

CARB, Compliance Division  
Attn: Asbestos NESHAP Program  
P.O. Box 2815  
Sacramento, CA 95814

FRAQMD  
Attn: Karla Sanders  
541 Washington Avenue  
Yuba City, CA 95991

## Feather River Air Quality Management District

Application for Authority to Construct /  
Permit to Operate

Cover Form – all applications



541 Washington Avenue  
Yuba City, CA 95991  
(530) 634-7659  
FAX (530) 634-7660  
www.fraqmd.org

Christopher D. Brown AICP  
Air Pollution Control Officer

### Filing Fee \$156 (non-refundable and to be submitted with this application)

Additional fees will be assessed pursuant to District Rule 7.7 at an hourly rate to cover costs of assessment, processing, and evaluation of the application. Inspections of the site and Hearing Board costs are additional. These fees do not include State costs incurred pursuant to Section 44380 of the California Health and Safety Code. Fees are subject to change. If you store blank forms, please check with the District for updated information before filing.

**DIRECTIONS:** Please provide all information requested in this application. Fill in the information exactly as you would like it to appear on the permit (including punctuation, capitalization, and abbreviations). If applicable, please complete the associated supplemental form for each piece of equipment or process and attach it to this application. If there is no supplemental form, please describe your project and attach extra pages, as necessary. **Incomplete applications will delay processing.** Construction must not be started until the Authority to Construct has been issued.

<b>SECTION I COMPANY / OWNERSHIP INFORMATION</b>		<b>FRAQMD PERMIT # (if existing):</b>		
COMPANY NAME (as it will appear on the permit):				
COMPANY CONTACT:			TITLE:	
PHONE:		FAX:		E-MAIL:

### SECTION II FACILITY INFORMATION

FACILITY NAME (if different than Company Name):				
FACILITY LOCATION / ADDRESS:				
CITY:		STATE:		ZIP CODE:
ON-SITE CONTACT:			TITLE:	
PHONE:		FAX:		E-MAIL:

### SECTION III PERMIT TO OPERATE MAILING / BILLING INFORMATION

NOTE: THIS IS WHERE ALL ANNUAL RENEWAL INVOICES AND PERMIT RENEWALS WILL BE MAILED TO				
MAILING NAME:				
MAILING ADDRESS:				
CITY:		STATE:		ZIP CODE:
MAILING CONTACT:			TITLE:	
PHONE:		FAX:		E-MAIL:

### SECTION IV CONTRACTOR INFORMATION (for Authority to Construct Permits)

COMPANY NAME:				
MAILING ADDRESS:				
CITY:		STATE:		ZIP CODE:
MAILING CONTACT:			TITLE:	
PHONE:		FAX:		E-MAIL:
IS THE CONTRACTOR ACCEPTING BILLING FOR THE AUTHORITY TO CONSTRUCT INVOICES?				<input type="checkbox"/> Yes <input type="checkbox"/> No

### FOR FRAQMD USE ONLY

RECEIPT #: \_\_\_\_\_ DATE: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_ FACILITY ID: \_\_\_\_\_ A/C#: \_\_\_\_\_

**Application for Authority to Construct / Permit to Operate – Cover Form****SECTION V CONSTRUCTION SCHEDULE & SCOPE OF WORK**

ESTIMATED START DATE:		ESTIMATED COMPLETION DATE:	
-----------------------	--	----------------------------	--

OR

IF THE EQUIPMENT HAS ALREADY BEEN INSTALLED, ENTER THE DATE INSTALLED:	
--	--

DESCRIBE THE SCOPE OF THE WORK TO BE PERFORMED AND LIST EQUIPMENT TO BE CONSTRUCTED, MODIFIED, OR PUT UNDER PERMIT. ATTACH FEATHER RIVER AQMD SUPPLEMENTAL FORM(S) AND SUPPORTING DOCUMENTATION AS NECESSARY. THE DISTRICT RESERVES THE RIGHT TO REQUEST ADDITIONAL INFORMATION IF NEEDED.

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**SECTION VI CONFIDENTIAL INFORMATION**

All information submitted to obtain an Authority to Construct/Permit to Operate is considered public information as defined by California Government Code section 6254.7 unless specifically marked as a trade secret by the applicant. Each document containing trade secrets must be separated from all non-privileged documents. Each document, which is claimed to contain trade secrets, must indicate each section or paragraph that contains trade secret information and must have attached a declaration stating with specificity the reason this document contains trade secret information. All emission data is subject to disclosure regardless of any claim of trade secret.

Acknowledgement  (Please Initial)Are Trade Secret documents included with this application?  Y  N**SECTION VII NEAREST SCHOOL**

If the emission source is within 1,000 feet of a school site and the application will result in an increase in hazardous air emissions, a public notice will be required at the expense of the applicant. (CH&S 42301.6)

"School" means any public or private school used for purposes of the education of more than 12 children in kindergarten or any of grades 1 to 12, inclusive, but does not include any private school in which education is primarily conducted in private homes. (CH&S 42301.9(a))

Pursuant to 42301.6(f) of the California Health and Safety Code, I hereby certify that the emission source(s) in this permit application:

(Initial appropriate box)

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

Is within 1,000 feet of the outer boundary of a school.

Is not within 1,000 feet of the outer boundary of a school.

NEAREST SCHOOL AND DISTANCE (IN FEET) NAME: \_\_\_\_\_ / \_\_\_\_\_ FEET

**SECTION VIII APPLICANT CERTIFICATION STATEMENT**

Applicant agrees to defend (with legal counsel reasonably acceptable to FRAQMD), indemnify and hold harmless FRAQMD, its officers, employees, and agents, from and against any and all claims, losses, costs, damages, injuries (including injury to or death), expenses and liabilities of every kind, nature and description (including incidental and consequential damages, court costs, attorneys' fees, litigation expenses and fees of expert consultants or expert witnesses incurred in the connection therewith and costs of investigation) that arise out of, pertain to, or relate to, directly or indirectly, in whole or in part, this permit and/or the application or issuance thereof. To the extent that FRAQMD is required to use any of its resources to respond to such claim, action, or proceeding, Applicant will reimburse FRAQMD upon demand and upon presentation of an invoice describing the work done, the time spent on such work, and the hourly rate for such work by the employee or agent of FRAQMD.

I certify under penalty of perjury under the laws of the State of California, based on information and belief formed after reasonable inquiry, that the information contained in this application, composed of the forms and attachments, is true, accurate, and complete, and that I am the responsible official.

RESPONSIBLE OFFICIAL OR AUTHORIZED AGENT SIGNATURE: \_\_\_\_\_

NAME (PRINTED): \_\_\_\_\_ TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

**INTERNAL COMBUSTION ENGINE (ICE) SUPPLEMENTAL FORM****Section I - Facility/Owner Information**

- 1.1. Business Name: \_\_\_\_\_
- 1.2. Contact Name: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Address: \_\_\_\_\_
- 1.3. Address of Engine: \_\_\_\_\_
- 1.4. FRAQMD Permit No.: \_\_\_\_\_ (if unknown, leave blank)
- 1.5. Do you claim confidentiality of data?  No  Yes (attach explanation)

**Section II - General Equipment Information** (Complete all items to the best of your ability)

- 2.1. Internal Combustion Engine (ICE) Type (Check all that apply) :
- Non-emergency (Prime)  Emergency  Low-use  Portable
- 2.2. Engine Manufacturer: \_\_\_\_\_ Engine Model: \_\_\_\_\_
- 2.3. Engine Family: \_\_\_\_\_ Serial Number: \_\_\_\_\_
- 2.4. Year of Manufacture: \_\_\_\_\_ Year of Installation: \_\_\_\_\_
- 2.5. ICE Size (Manufacturer Maximum Rating) : \_\_\_\_\_ BHP @ \_\_\_\_\_ RPM
- 2.6. ICE Function:
- Electrical Generator  Compressor Driver  Pump Driver  Fire Pump Driver  
 Tub Grinder Driver  Cogeneration  Other(specify) : \_\_\_\_\_
- If ICE is a Fire Pump Driver, is ICE Underwriters Laboratories (U.L.) listed?  Yes  No
- 2.7. Fuel Information:
- CARB Diesel  Natural Gas  Propane/LPG  Gasoline  Digester Gas  
 Landfill Gas  Other Fuel: \_\_\_\_\_  If Dual Fuel: \_\_\_\_\_
- 2.8. Engine Type:  Compression Ignition  Spark Ignited Rich Burn  Spark Ignited Lean Burn
- 2.9. Engine Meter :  Hour Meter  Dedicated Fuel Meter  None
- 2.10. Engine Specifications (Check all that apply) :
- Naturally Aspirated  Turbocharged  After-cooled  Injection Timing Retarded  
 Two Cycle  Four Cycle  Other (specify): \_\_\_\_\_

**INTERNAL COMBUSTION ENGINE (ICE) SUPPLEMENTAL FORM****Section II - General Equipment Information** (Complete all items to the best of your ability)

2.11. Is ICE connected to an Emission Control Device(s)?  No  Yes: \_\_\_\_\_

If Yes, attach description of type of control equipment, Manufacturer's Name, Model Number, Catalog, Guarantee of Emissions after the control equipment, and Control Efficiency.

2.12. Stack Data

Exhaust Stack Height from Ground: \_\_\_\_\_ feet      Diameter of Stack Outlet: \_\_\_\_\_ feet

Direction of Outlet:  Horizontal or  Vertical      End of Stack:  Open or  Capped

2.13. Vent Data:

Exhaust Temperature: \_\_\_\_\_ °F      Exhaust Pressure: \_\_\_\_\_ inches of water column

Exhaust Flow Rate: \_\_\_\_\_ scfm      Oxygen Concentration Level: \_\_\_\_\_ Volume %

**Section III - Operation Information**

3.1. Describe the General Use of the Engine:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3.2. Fuel Consumption Rate:

At Maximum Rated Load: \_\_\_\_\_ gal / hr      At Average Rated Load: \_\_\_\_\_ gal / hr

3.3. Typical load (Percent of Maximum Bhp rating): \_\_\_\_\_

3.4. Emission Data: (if unknown, leave blank)

Pollutants	Maximum Emissions <b>before</b> Control Device			Maximum Emissions <b>after</b> Control Device		
	gm / bhp	lb / hour	ppmv <sup>(1)</sup>	gm / bhp	lb / hour	ppmv <sup>(1)</sup>
NMHC	_____	_____	_____	_____	_____	_____
NOx	_____	_____	_____	_____	_____	_____
CO	_____	_____	_____	_____	_____	_____
PM10	_____	_____	_____	_____	_____	_____
SOx	_____	_____	_____	_____	_____	_____

NOTE <sup>(1)</sup> - DRY, CORRECTED TO 15% O<sub>2</sub>.

3.5. Source of Emission Data:

Attached Manufacturer Emission Data       Attached Source Test Results       Attached AP-42 Data

Attached Other (specify) \_\_\_\_\_





March 17, 2022

Jacob Edwards  
County of Yuba  
915 8<sup>th</sup> Street Ste 123  
Marysville, CA 95901

Re: Pine Tree RV Campground  
14566 Marysville Road, Camptonville, CA

Dear Jacob Edwards,

Thank you for providing PG&E the opportunity to review your proposed plans for Pine Tree RV Campground dated February 15, 2022. Our review indicates your 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 your design, we ask that you resubmit the plans to the email address listed below.

If you require 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 (877) 259-8314 or [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com).

Sincerely,

PG&E Plan Review Team  
Land Management

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June 19, 2023

Vanessa Franken  
County of Yuba  
915 8<sup>th</sup> St, Ste 123  
Marysville, CA 95901

Re: CUP2022-0001  
Pine Tree RV Campground

Dear Vanessa Franken,

Thank you for providing PG&E the opportunity to review the proposed plans for CUP2022-0001 dated 6/2/2023. 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](mailto:pgeplanreview@pge.com).

Sincerely,

PG&E Plan Review Team  
Land Management

**PUBLIC WORKS  
DRAFT CONDITIONS OF APPROVAL  
YUBA COUNTY**

**APN: 064-070-025 & 064-070-024**

**Case Number: CUP2022-0001**

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1. The Public Works Director may reasonably modify any of the Public Works conditions contained herein.
2. All existing or proposed driveways shall conform to the current Yuba County Standards for a Rural Local Road (Drawing No. 121) under permit issued by the Department of Public Works.
3. All existing or proposed encroachments onto Marysville Road shall conform to the current Yuba County Standards for a Driveway Apron (Drawing No. 125) under permit issued by the Department of Public Works.
4. All existing or proposed driveway terminations shall conform to the current Yuba County Standard for a Rural Driveway (Drawing No. 127) under permit issued by the Department of Public Works.
5. 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.
6. 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. Applicant'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. Applicant shall pay all fees for inspection to the Public Works Department prior to any construction.
7. Owner shall submit a stormwater quality plan, including all temporary erosion and sediment control measures, site-design measures, source control measures, treatment measures, and baseline hydromodification management measures for the project, designed by a registered civil engineer, in accordance with Sections 7.50 and 11.23 of the Yuba County Ordinance Code and Section 11 of the Yuba County Improvement Standards to the Department of Public Works for review and approval prior to construction and/or grading permit. Owner shall construct such management measures as per the approved plan prior to construction.
8. Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, the applicant is required to obtain a Yuba County grading permit issued by the Public Works Department and a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More information may be found at <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

## Attachment 8

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.

9. Erosion control shall conform to section 11 of the Yuba County Improvement Standards.
10. Strict control over dust problems created during construction shall be adhered to with regard to surrounding properties and public facilities. The construction specifications and/or improvement plans shall have items reflecting dust control measures in detail.
11. The gate off of Marysville Road must be set back far enough so that vehicles with trailers can stop within the property before entering, rather than on the public road right-of-way. The layout of the entrance shall also provide sufficient area for a vehicle and trailer to turn around within the property limits in the event that the vehicle is unable to enter the proposed gated area.
12. Owner, heirs or assigns of this property, or portions thereof, shall remove and/or relocate any fence(s) located within dedication(s) or offer(s) of dedication or within existing County easement(s) or right(s)-of-way which lies within or are adjoining this property. Such fence removal or relocation is deferred until such time as the then owner is directed by the Public Works Department of Yuba County to remove or relocate the fence(s). Any new fences installed shall be constructed outside the limits of dedications or offer(s) of dedication or existing County easements or right-of-ways.

**Fisher, Ciara**

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**From:** Molly Spackman <mollyspackman7@gmail.com>  
**Sent:** Friday, August 4, 2023 5:42 PM  
**To:** Franken, Vanessa; Fisher, Ciara  
**Subject:** Comment Letter - Pine Tree Campground MCUP

August 4, 2023

To: Yuba County Planning Commission

This is a comment letter regarding the Major Conditional Use Permit 2022-0001 for the Pine Tree Campground located at 14566 Marysville Road, Camptonville.

This letter has been prepared on behalf of the Camptonville Community which is being written after conversation, consideration, and input from multiple families who wish to remain anonymous.

We sincerely hope this business proposition will contribute to the Camptonville Community, and Yuba County, in a positive manner. In order for the impact of this proposition to be received more favorably, please consider the following impacts:

1. **Fire Risk and Ability to respond.**

\*The Camptonville community relies heavily on the Volunteer Fire Department. The number of volunteers listed in the prepared paperwork is out of date and currently, there are approximately only 5 people who can respond regularly. The fire department is also in need of equipment. Due to these reasons, we are requesting the owner of the Campground make a substantial annual donation to the CVFD.

\*We are also requesting that written, legal rights be provided for the Forest Service to enter the property regularly to oversee adherence to the fire safety guidelines since Cal-Fire is far away and frequently unable to respond. The Forest Service may also be able to help provide fire safety, and trail etiquette to the campers.

2. **Length of Stay**

There is real concern, as evidenced in past campgrounds, that some guests may stay too long and create a residential situation. In the documentation for this proposal there exists a standard that the campground would allow a maximum stay of 21 days out of 30. According to <http://www.parks.ca.gov/> the maximum length of stay for one guest is 7 consecutive days and 30 days in one calendar year. We, the Camptonville community, would like to see the maximum stay for both a month and a year specified in a similar manner, as well as having a documented enforcement and oversight method in place. This would help us feel secure in the safety of this proposition and bring more community support.

3. **Local Business Impact**

There are already two markets and one RV campground in Camptonville. In the spirit of cooperation and consideration, please consider the potential adverse impact on the other business operators. While the proposition will bring people to Camptonville, there isn't much gain for the community, especially if this business intercepts potential customers that would otherwise stay, and shop, at other venues. A potential compromise could be to reduce the scope of the project (less sites and a smaller store).

4. **Septic Waste**

50 RV's will bring a lot of sewage and we are concerned about the long-term impact this will have on the soil and air quality (smell).

5. **Garbage**

50 campers will produce a lot of trash. We are requesting an agreement be written into the CUP about how the trash is kept to reduce animal nuisances and how frequently the trash is removed to prevent unfavorable odor.

6. **Community Feedback Required**

Most of the Camptonville residents are still unaware of this project and we really don't know what the real impact could be. Assuming goodwill, this business will add positively to the community. With that in mind, we want to support the venture. However, in the event that the campground becomes a nuisance or negatively impacts the living conditions of the neighbors in the area, we would like a second opportunity to give feedback on this project written into the agreement of the CUP. Considering these factors, we are requesting that the CUP have a finite duration (5 years) with a renewal of the CUP contingent on community support.

7. **Owner resides in Folsom**

If the owner was on-site or local, there would likely be more direct interest in the quality of the environment of Camptonville. Due to the owner being remote, concerns about community awareness, investment, and contribution come up. I am not sure how to mitigate this concern and would appreciate collaboration.

8. **Question-** What can the community do in the event the campground is not adhering to the agreements and regulations? Who will provide oversight and enforcement support?

We respect and appreciate the extensive time, effort and consideration of all parties who have contributed to this project thus far. It is our sincere wish for all people to benefit and prosper together. Thank you.

With kindness and cooperation in mind,  
Molly

**Fisher, Ciara**

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**From:** Anna Starkey <astarkey@auburnrancheria.com>  
**Sent:** Wednesday, April 12, 2023 9:49 AM  
**To:** Franken, Vanessa  
**Subject:** RE: Pine Tree RV Park, CUP2022-0001

Good morning,

We will need to find out what type of ground disturbance will occur and where on the parcel. When we get this information, we can tailor the MM to reflect it. Otherwise you can just keep it as it is and notify me when they are ready to begin construction (at least 7 days) and figure out the best time to come out then. The MM is written using broad language and it is up to you if you'd feel more comfortable being specific.

Anna

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**From:** Franken, Vanessa <vfranken@CO.YUBA.CA.US>  
**Sent:** Wednesday, April 12, 2023 9:31 AM  
**To:** Anna Starkey <astarkey@auburnrancheria.com>  
**Subject:** RE: Pine Tree RV Park, CUP2022-0001

No worries, I'm busy and experience the same! How do we specify the specific ground disturbing activities to be tied to mitigation measures, are there certain activities you had in mind? Also posing the same question to Ciara for her thoughts.

*Vanessa Franken*

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



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**From:** Anna Starkey <astarkey@auburnrancheria.com>  
**Sent:** Tuesday, April 11, 2023 3:59 PM  
**To:** Franken, Vanessa <vfranken@CO.YUBA.CA.US>  
**Subject:** RE: Pine Tree RV Park, CUP2022-0001

Thank you for the reminder. I'm so busy and emails quickly get buried. I talked to my department about this and think it would be appropriate if we had someone come out during the specific ground disturbing activities to do a site inspection. We will need to ascertain what activities would warrant the appropriate amount of

ground disturbance (grading, trenches, etc.) and can tailor the measure to be more specific. This is not tribal monitoring, which is a professional service that would need to be compensated.

Thank you for your patience.

Best,

Anna

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**From:** Franken, Vanessa <[vfranken@CO.YUBA.CA.US](mailto:vfranken@CO.YUBA.CA.US)>  
**Sent:** Tuesday, April 11, 2023 11:58 AM  
**To:** Anna Starkey <[astarkey@auburnrancheria.com](mailto:astarkey@auburnrancheria.com)>  
**Subject:** FW: Pine Tree RV Park, CUP2022-0001

Hi Anna,

Hope you are enjoying your week so far. Wanted to run this past you before I send a response to my applicant. Thank you!

*Vanessa Franken*

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



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**From:** Franken, Vanessa  
**Sent:** Monday, March 27, 2023 3:08 PM  
**To:** Anna Starkey <[astarkey@auburnrancheria.com](mailto:astarkey@auburnrancheria.com)>  
**Subject:** FW: Pine Tree RV Park, CUP2022-0001

Hi Anna,

I reached out to my applicant's team and was provided the response below. Can you please let me know your thoughts on Jessica's question highlighted below?

*Vanessa Franken*

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



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**From:** Jessica Hankins <[jhankins@ddgeo.com](mailto:jhankins@ddgeo.com)>  
**Sent:** Monday, March 27, 2023 2:57 PM  
**To:** Franken, Vanessa <[vfranken@CO.YUBA.CA.US](mailto:vfranken@CO.YUBA.CA.US)>  
**Cc:** Kevin Nelson <[kevin@nelsonengineer.com](mailto:kevin@nelsonengineer.com)>  
**Subject:** RE: Pine Tree RV Park, CUP2022-0001

Hi Vanessa,

Spencer has owned the property for approximately 10 years and said he has never found or collected any type of bone, pottery, grinding rocks, arrowheads or artifacts. He said he would be happy to notify the proper authorities if anything of size is found or if any small artifacts are found during construction and grading.

Can you confirm with the UAIC whether they want a monitor onsite given that Spencer has not found any artifacts? I assume Spencer would just need to notify them a week or two in advance of grading, but please let me know if they have specifications for monitoring notification.

Thanks!

**Jessica Hankins, AICP**  
*Project Manager*  
Cell: 530-277-1783  
159 South Auburn Street  
Grass Valley, CA 95945  
Email: [jhankins@ddgeo.com](mailto:jhankins@ddgeo.com)  
Website: [www.ddgeo.com](http://www.ddgeo.com)

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**From:** Franken, Vanessa <[vfranken@CO.YUBA.CA.US](mailto:vfranken@CO.YUBA.CA.US)>  
**Sent:** Monday, March 27, 2023 10:48 AM  
**To:** Jessica Hankins <[jhankins@ddgeo.com](mailto:jhankins@ddgeo.com)>  
**Cc:** Kevin Nelson <[kevin@nelsonengineer.com](mailto:kevin@nelsonengineer.com)>  
**Subject:** RE: Pine Tree RV Park, CUP2022-0001

Following up on the below, I just heard back from the UAIC. Per the UAIC, the site was considered not eligible for listing in the California or National Register because it was disturbed, thus lacking integrity. This is an opinion using archaeological values for an indigenous cultural site. Tribes do not consider disturbance to be a factor in determining integrity or value.

So far, they are thinking they may not necessarily benefit much from a visit due to the lack of visibility. They were wondering if the property owner has collected artifacts on his property over the years that they would be willing to have UAIC repatriate? This would be the most ideal situation, along with some limited tribal monitoring for ground disturbing activities. It gives a lot of spiritual healing to Tribes to be able to rebury their ancestors belongings where they originated from. Worth it to at least ask because this was an extensive cultural site and most often property owners collect things on their own property.