



**INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION
CUP-24-0003 (Richards Ranch)**

Project Title: Conditional Use Permit CUP-24-0003 (Richards Ranch)

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

Project Location: Assessor's Parcel Number: 048-220-089

Applicant/Owner: Richards Land and Cattle
Attention: Carrie Richards
12206 Rices Crossing Rd
Oregon House, CA 95962

General Plan Designation(s): Natural Resources

Zoning: "AE-40" Exclusive Agricultural, 40 acres minimum

Contact Person: Alex Becerra, Planner I

Phone Number: (530) 749-5432

Date Prepared: January 2026

Project Description

The applicants, Richards Land and Cattle, are requesting approval of a Conditional Use Permit (CUP-24-0003) to allow operation of a private event venue (herein referred to as the Event Center) on an approximately 57-acre portion of their ranch property located at 12206 Rices Crossing Road in Oregon House (APN 048-220-089). The site is situated west of Rices Crossing Road and east of Woods Creek, approximately 3.2 miles south of Marysville Road.

The property is designated Natural Resources under the 2030 Yuba County General Plan and zoned AE-40 (Exclusive Agricultural, 40-acre minimum), making the proposed use conditionally allowable with Planning Commission approval of a Conditional Use Permit.

The proposed use is consistent with the County's framework for rural commercial and agritourism-related activities, which are intended to support rural economies while maintaining agricultural operations and rural character. The event center is designed as a temporary, seasonal use that complements ongoing ranching and agricultural activities on the property, rather than replacing or converting them. Outside of permitted event periods, the site will continue to operate as a working ranch. No permanent urban development or subdivision is proposed.

The proposed Event Center would annually host up to four (4) events above and beyond those otherwise permitted pursuant to Section **11.32.320** of the Yuba County Development Code, accommodating over two hundred fifty (250) people per event. Two (2) events would allow up to 1,000 attendees, and two (2) events would allow between two hundred fifty (250) and five hundred (500) attendees. Events may include weddings, educational tours, community gatherings, and similar activities, some of which may feature live music.

The four requested events may occur for up to three days in length (12 total days per year), although setup and cleanup activities may extend beyond the dates with attendees. Events with up to 1,000 attendees shall be limited to January through June, consistent with CAL FIRE's recommendation that this period presents minimal wildfire hazards in the project area. The two events with attendance between two hundred fifty (250) people and five hundred (500) people may occur outside this period, subject to applicable fire safety requirements and Conditions of Approval. All event activities will occur within the project site, as shown on the event center proposed plan.

During each event, amplified music may occur, and space may be provided for workshops, cultural activities, artisan markets, and food vendors. All events would include designated parking areas, vendor booths, food truck parking, and temporary sanitation facilities.

If a component of an event includes stages, they would be set up, designed, and oriented with the noise mitigation measures identified in the Noise Impact Study. Fencing would be installed to limit pedestrian movement and manage access as needed. All proposed facilities and activities would be temporary and would not involve ground disturbance.

Overnight accommodation in the form of camping would be allowed with each of the four events. These camping areas would vary in size to accommodate the specific needs of the events and would consist of a combination of RV/trailer spaces and tent camping spaces. Camping areas would be located in several areas of the event center and would include sanitation facilities in close proximity. Camping areas would be sited to maintain appropriate buffers from environmentally sensitive receptors, as further evaluated and addressed in the applicable environmental resource sections of this document. Depending on the size of the event, all areas shown as available for camping may not be used.

Noise:

Music performances, as appropriate for an event, would take place between 10:00 AM to 11:00 PM, with no amplified music planned after 11:00 PM. Per Yuba County Code Title 8, events with amplified outdoor music are required to obtain a Noise Permit through the Yuba County Planning Department annually, at least 1-2 months in advance.

To address potential noise impacts, the applicants have submitted a Noise Impact Analysis, detailed in the Noise Section. Mitigation measures will include orienting speakers strategically, using sound barriers, monitoring volume levels, and enforcing curfews.

Food & Water:

Food and catering vendors licensed by the Yuba County Environmental Health Department may operate on-site during events. Proper sanitation and waste procedures shall be followed. No public food will be prepared within the existing residential or agricultural structures. Any food preparation or serving will adhere to all required regulations and will obtain necessary permits from the Yuba County Environmental Health Department.

Operational Details

Fire Safety:

To ensure public safety and reduce wildfire risk, the applicants have prepared a Fire Protection and Evacuation Plan in coordination with the Dobbins-Oregon House Fire Protection District, CAL FIRE, and the Yuba County Office of Emergency Services. The plan establishes procedures for fire prevention, emergency response, evacuation, or shelter in place procedures, as deemed appropriate by emergency personnel, during all approved events.

The primary site access will be via Rices Crossing Road, with an additional emergency access route via Yuba Nevada Road as shown on the proposed evacuation map. These routes will remain clear of vegetation and debris, include directional signage, and be maintained in accordance with California Public Resources Code Section 4290. Vegetation clearance will extend 20 feet from both sides of on-site roads and the main driveway.

The project site contains two ponds capable of providing emergency water supply for fire suppression: a six-acre-foot pond at the north entrance and a 25-acre-foot pond located approximately one-half mile south of the main venue area. For events exceeding 250 attendees, a water truck with a minimum 1,000-gallon capacity would be available on-site to provide supplemental water for dust control and firefighting purposes.

Fuel reduction will be maintained at 20 feet on either side of internal roads, and a 10-foot-wide fuel modification zone will be maintained around all event areas. Camping and parking areas will be mowed and kept free of tall grass vegetation. Designated smoking areas will be clearly marked and restricted to the main yard area on non-vegetated surfaces (see emergency evacuation map). Cooking will be limited to permitted vendors with fire extinguishers, and all generators, heaters, and similar equipment will maintain a 10-foot clearance from vegetation or structures.

A trained Event Safety Coordinator will be present during all events to serve as the primary contact for fire, medical, and law enforcement agencies. All staff and vendors will receive fire prevention and evacuation training prior to each event. Backup two-way radios will be maintained for use in the event of poor cellular coverage.

The following fire protection measures will be added as Conditions of Approval (COAs) for events executed under the authority of this use permit and will be enforced:

- **Event Season:** Events with up to 1,000 attendees shall be limited to January through June, consistent with CAL FIRE's recommendation that this period presents minimal wildfire hazards in the project area and intended to avoid peak fire season conditions.

- **Fuel Modification and Defensible Space:** A minimum 20-foot fuel reduction will be maintained on both sides of on-site roads and around all event areas. A 10-foot-wide vegetative fuel modification zone shall also be maintained around camping and activity areas, consistent with CAL FIRE and Public Resources Code Section 4290.
- **Cooking and Ignition Sources:** Cooking will be limited to permitted vendors only. No open flames, campfires, or individual camping-style propane stoves will be allowed outside of these vendors. Vendors shall maintain fire extinguishers, and all generators, heaters, and similar equipment shall maintain a 10-foot clearance from vegetation and structures.
- **Designated Smoking Areas:** Smoking will be limited to clearly marked designated areas within the main yard area of the property on packed dirt surfaces. Event staff and security will monitor compliance.
- **Watering Measures:** Two on-site ponds will provide emergency water sources for fire suppression (6-acre-foot and 25-acre-foot ponds). A water truck with a minimum 1,000-gallon capacity will be present during all events exceeding 250 attendees to support emergency response and dust control.
- **Firebreaks:** Parking and camping areas shall be mowed and maintained free of tall grass vegetation. A 10-foot-wide firebreak shall be maintained around camping areas.
- **Emergency Access:** Primary access will be via Rices Crossing Road, with a secondary emergency access route connecting to Yuba Nevada Road. All access routes will be kept clear of vegetation and debris, include directional signage, and meet CAL FIRE clearance standards.
- **Fire Safety Communication:** Fire safety procedures, evacuation routes, and designated smoking areas shall be communicated to attendees through pre-event materials, on-site signage, and trained staff, in accordance with the approved Fire Protection and Evacuation Plan.

Pursuant to Chapter 8.70 of the Yuba County Ordinance Code (Outdoor Music Festivals), any event where it is planned or reasonably foreseeable that 200 or more persons will be admitted or attend is required to obtain an Outdoor Music Festival Permit from the Yuba County Sheriff's Department. This permit provides event-specific oversight related to public safety, including security, traffic control, sanitation, fire protection, emergency communications, and crowd management. Applications must be submitted at least 30 days prior to the event to allow for interagency review and coordination. Compliance with Chapter 8.70 and the conditions imposed by the Sheriff shall be required as a Condition of Approval.

Environmental Considerations:

A Fire Protection and Evacuation Plan has been prepared for the project in coordination with the Dobbins-Oregon House Fire Protection District, CAL FIRE, and the Yuba County Office of Emergency Services, and is incorporated into this IS/MND by reference. The project incorporates a series of operational practices and required mitigation measures designed to avoid or substantially reduce potential environmental impacts. These include implementation of the Fire Protection and Evacuation Plan, maintenance of emergency access routes, establishment of fuel modification zones, biological resource avoidance procedures, implementation of noise reduction measures identified in the Noise Impact Study, traffic circulation management, sanitation and waste-handling procedures, and water supply and usage controls. These components are part of the project and will be further enforced through Conditions of Approval. With implementation of

these measures, the project would avoid or reduce potential impacts to a *less-than-significant* level and would comply with applicable state and local regulation

Environmental Setting

The present APE incorporates approximately 57-acres of land located immediately adjacent to the west side, and at the termination of Rices Crossing Road, immediately east of Woods Creek, approximately 3.2-miles south of Marysville Road, in the community of Oregon House, within the central portion of Yuba County, California. Lands affected are located within a portion of Section 24 of Township 17 North, Range 6 East, and a portion of Section 19 of Township 17 North, Range 7 East as shown on the USGS French Corral, California, 7.5' Series Quadrangle.

The project area is located at the interface of the Sacramento Valley with the lower reaches of the northern Sierra Nevada (Bateman and Wahrhaftig 1966). Tertiary placer deposits are also exposed throughout the region (Clark 1970) and were discovered early in 1849 resulting in a substantial influx of European Americans seeking gold, followed almost immediately by a whole series of landscape modifications as miners churned and sifted every inch of every creek and river bottom in the County, including the Yuba River and most of its tributaries within the project region.

Prior to disturbance associated with mining and logging, vegetation was dominated by a Mixed oak and pine woodland community, with small meadows and meadow margins containing blue oak, interior live oak, valley oak, Foothill pine, California buckeye, California black oak, dogwood, Douglas-fir, incense cedar, Pacific madrone, poison oak, coffeeberry, buckbrush, redberry, Manzanita, toyon, blackberry, wild grape, forbs and grasses (Barbour and Major 1977; Kuchler 1977).

Well-watered and containing an abundance of both plant and animal resources, the project region was intensively utilized and densely populated during prehistoric times. Benches and flats flanking primary stream courses such as the Yuba River and its tributaries were utilized for open-air camps and villages.

Figure 1: Project Vicinity

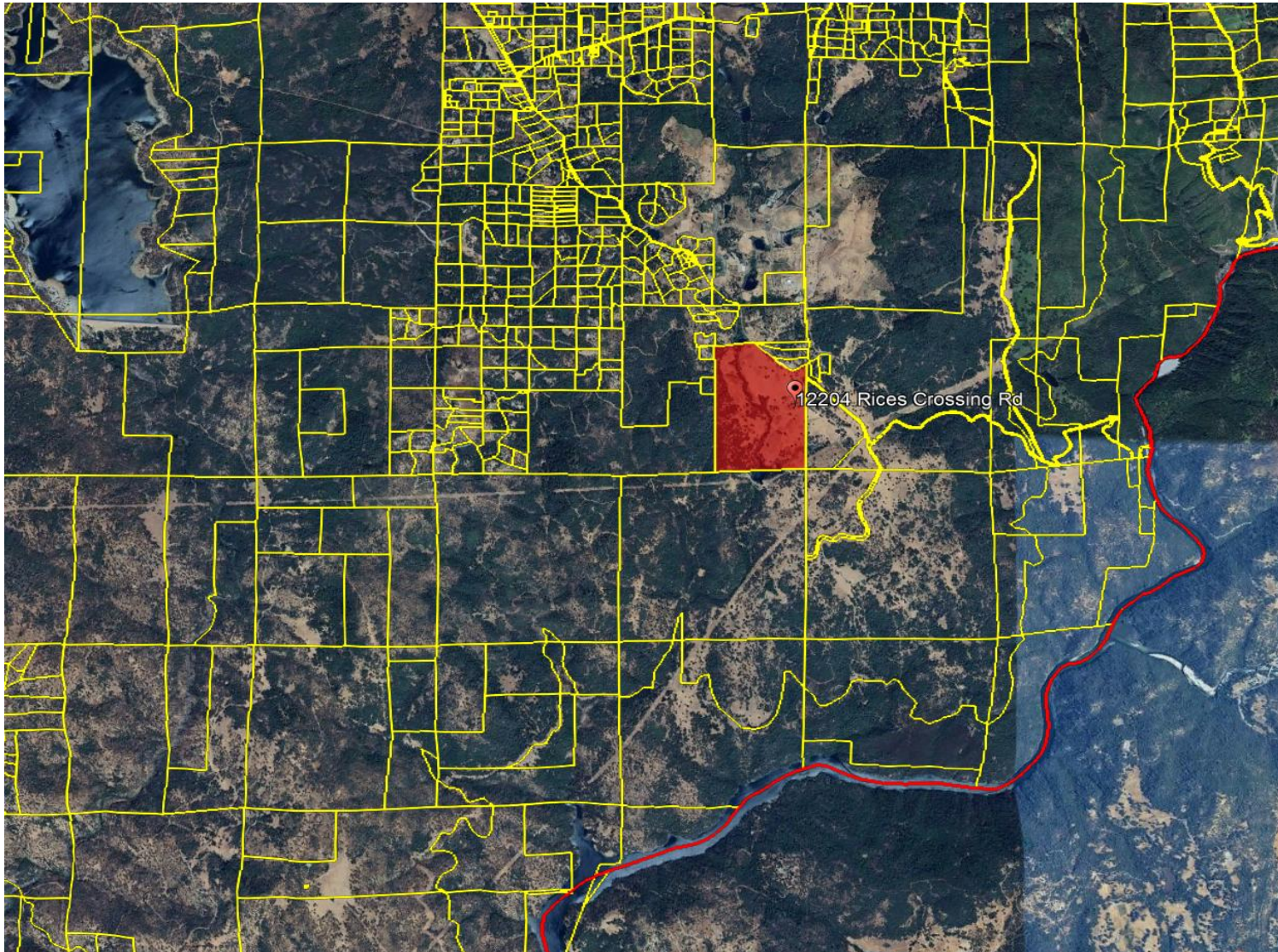
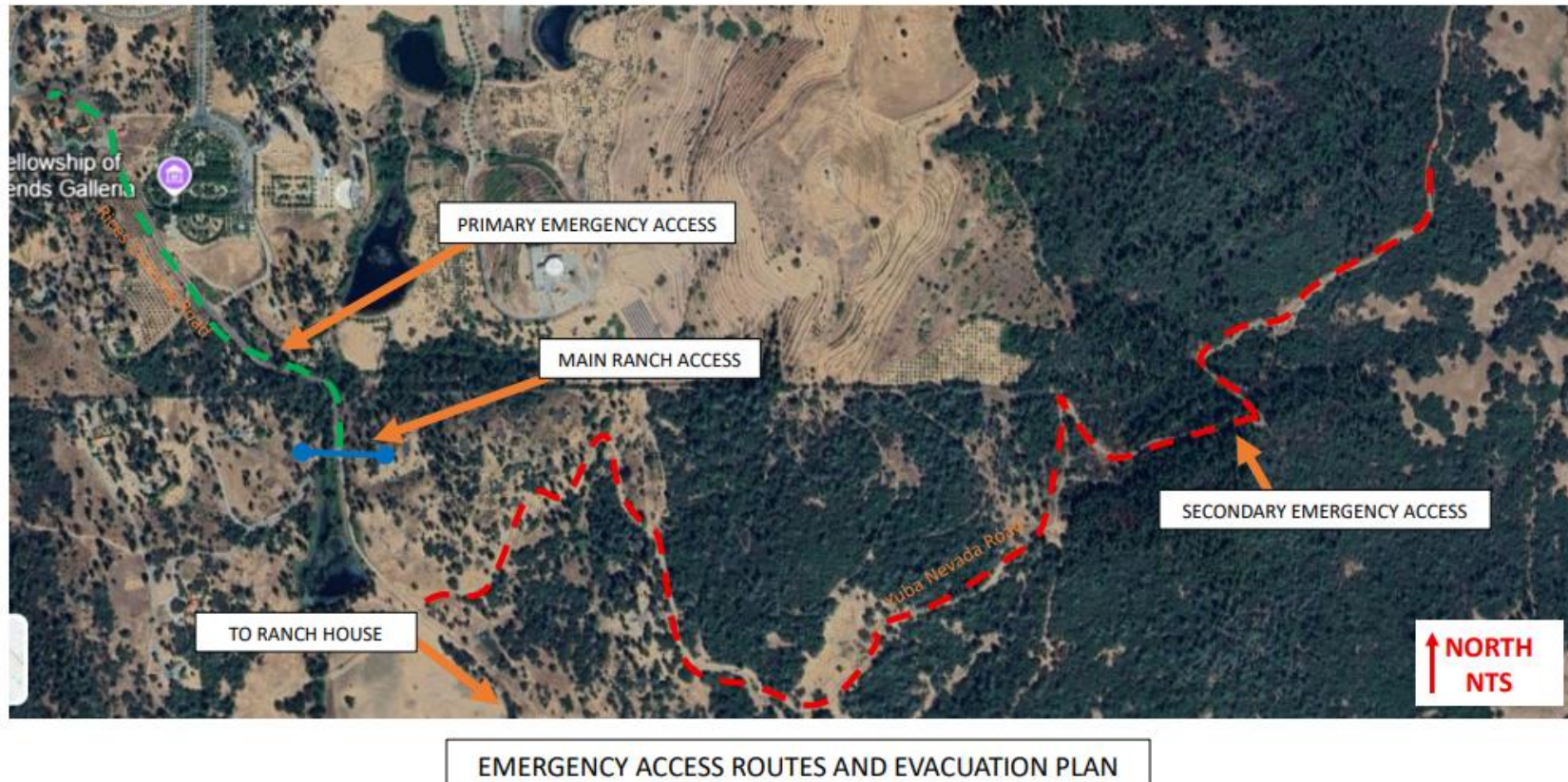


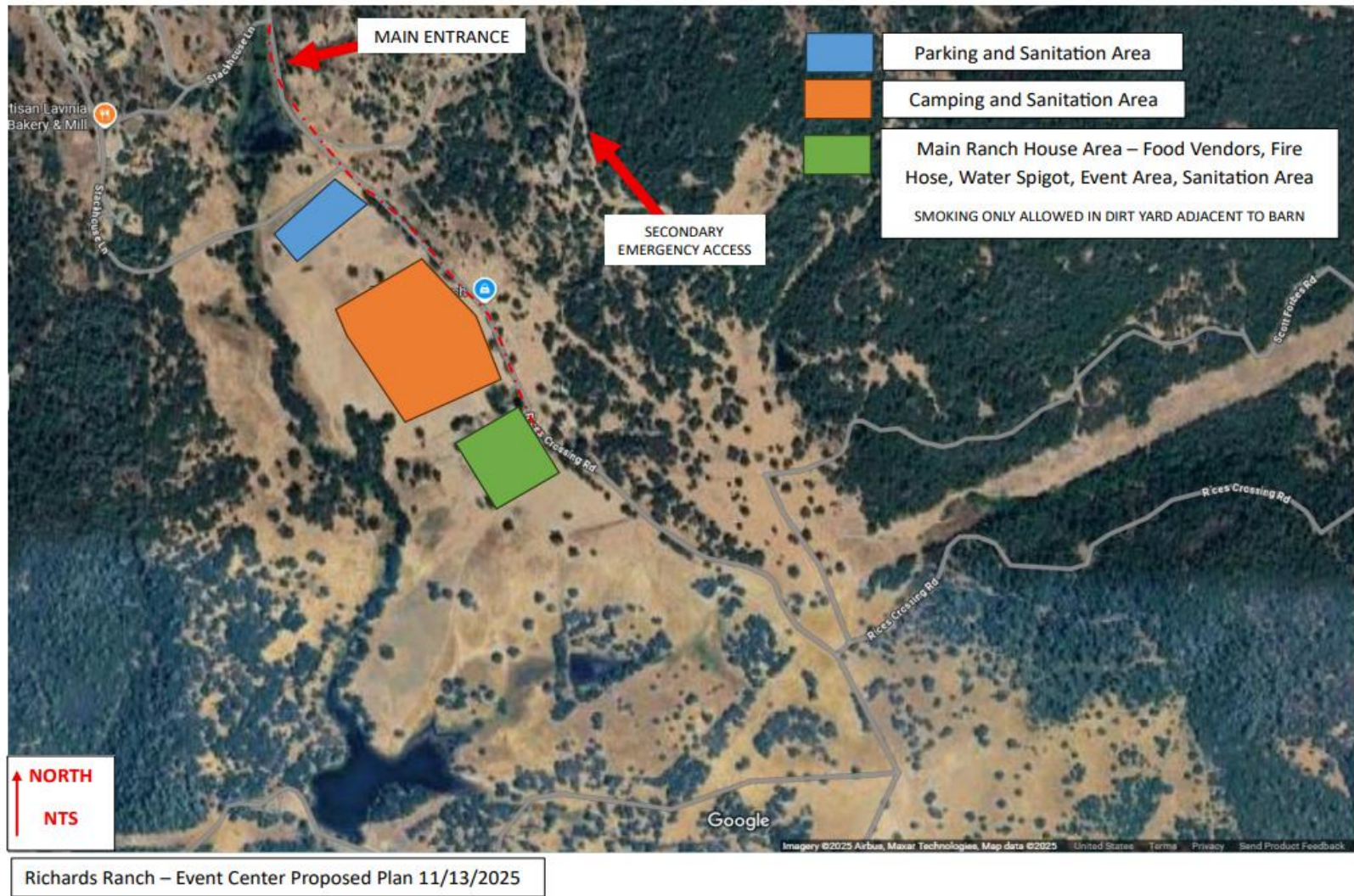
Figure 2: Emergency Route Map



Richards Ranch Event Center

11-13-2025

Figure 3: Site Plan



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:

- | | | |
|---|--|--|
| ☒ Aesthetics | ☐ Agriculture & Forestry Resources | ☒ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☐ Energy |
| ☐ Geology/Soils | ☐ Greenhouse Gas Emissions | ☒ Hazards & Hazardous Materials |
| ☐ Hydrology/Water Quality | ☐ Land Use/Planning | ☐ Mineral Resources |
| ☒ Noise | ☐ Population/Housing | ☐ Public Services |
| ☐ Recreation | ☒ Transportation/Traffic | ☒ Tribal Cultural Resources |
| ☒ Utilities/Service Systems | ☒ Wildfire | ☒ 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
Alex Becerra, Planner II

Date

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Environmental Assessment for CUP-24-0003 (Richards Ranch), as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Mitigated Negative Declaration.

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Discussion/Conclusion/Mitigation:

a-c) The proposed project site is located in a rural, agricultural setting surrounded by rolling hills, open pastures, and a natural landscape typical of the Oregon House community. The site's scenic qualities are characterized by expansive views, mature vegetation, and a generally undeveloped appearance that contributes to the rural character of the area. The project will introduce temporary structures and features, such as performance stages, portable restrooms, artisan booths, and decorative fencing, primarily during events. These features may temporarily alter the visual character of the site but will be removed following each event, ensuring the landscape remains largely unaltered in the long term.

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*.

d) Temporary lighting will be used for event safety and wayfinding purposes. All lighting will be shielded and directed downward to minimize light spill and glare, reducing impacts on neighboring properties and the night sky. Lighting will only be used during events and will be promptly removed afterward. In addition, any proposed lighting will need to meet the height, lighting type, and shielding requirements of Yuba County Development Code Section 11.19.060 and shall 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. The below mitigation measures would reduce the lighting impacts of the project to *less than significant with mitigation incorporated*.

AES-1:

All temporary structures and event features must be removed within 96 hours of the conclusion of any event to restore the site to its original condition.

AES-2:

If lighting is required for any project activity, all exterior lighting shall be directed downwards and away from adjacent properties and rights of way. Lighting shall be shielded such that the element is not directly visible (no drop down lenses), and lighting shall not spill across property line.

With the implementation of these mitigation measures, the project is not expected to result in significant adverse impacts on aesthetics or visual resources. The temporary nature of the event structures will ensure that the rural character and scenic quality of the area will be preserved.

II. AGRICULTURE AND FORESTRY RESOURCES

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

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a) & b) According to the Yuba County Important Farmland Map (2016), prepared by the Department of Conservation's Farmland Mapping and Monitoring Program, the project site is designated as "Grazing Land". Grazing Land is not considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The proposed project involves temporary, seasonal events and does not involve construction, grading, or conversion of land that would remove it from agricultural use.

The site is zoned AE-40 (Exclusive Agricultural, 40-acre minimum), and agricultural activities, including livestock grazing, will continue on the property throughout the year. The project does not propose any rezoning or land division.

Additionally, the property is not under a Williamson Act contract, and the project does not conflict with any agricultural zoning regulations or contractual agricultural preservation requirements.

Therefore, the project would result in ***no impact*** regarding agricultural land conversion or conflicts with agricultural zoning/Williamson Act contracts.

c) & d) The project site is not zoned for forest land, timberland, or Timberland Production as defined by Public Resources Code Sections 12220(g) or 4526, or Government Code Section 51104(g). The site consists of rangeland used for cattle grazing and open grassland, with no designated forest resources.

Because the project does not involve activities that would affect forest land or timberland, and does not propose rezoning of any such land, the project would result in ***no impact*** related to forest land conversion or timberland zoning conflicts.

e) The project consists of temporary, seasonal events occurring within an existing ranch operation. No grading, construction, or land-altering activities are proposed that would induce conversion of agricultural or forest land. Livestock grazing and agricultural uses will continue uninterrupted on the majority of the 6,500-acre ranch.

The project is consistent with the General Plan's agricultural protection framework, as it does not convert farmland to non-agricultural use or introduce permanent development incompatible with agriculture. Event activities are temporary and limited in frequency, and Conditions of Approval ensure that grazing and agricultural operations may continue on the property outside of event periods. Accordingly, the project would not conflict with agricultural land use policies or result in a loss of agricultural productivity.

The temporary nature of the events, combined with the lack of physical land conversion, ensures that the project would not indirectly or cumulatively contribute to farmland conversion or forest land loss. Therefore, the project would result in ***no impact*** under this criterion.

III. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) 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)?	☐	☒	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting substantial number of people.	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

a) The project is located within the Feather River Air Quality Management District (FRAQMD), which is part of the Northern Sacramento Valley Air Basin (NSVAB). The most recent Northern Sacramento Valley Planning Area 2021 Triennial Air Quality Attainment Plan was adopted on December 3, 2021. The Attainment Plan primarily addresses long-term population growth, stationary sources, and construction-related emissions.

As described in the Project Description, the Event Center would host up to four temporary, short-duration events per year, and no construction, grading, or permanent infrastructure development is proposed. Temporary increases in vehicle trips and minor dust emissions associated with parking and camping areas would not conflict with the Attainment Plan's assumptions or control strategies, which focus on long-term regional emission trends.

Because the proposed temporary events would not interfere with implementation of the air quality plan and would not generate emissions exceeding FRAQMD thresholds, the project would result in a ***less-than-significant impact***.

b) The project does not involve construction, grading, or land disturbance and therefore would not result in construction-related emissions. Temporary emissions would occur from vehicle travel associated with attendees, small-scale vendor equipment, and dust generated by movement on existing unpaved surfaces. These emissions would occur for a limited number of days per year and

would not exceed FRAQMD's daily or annual thresholds for criteria pollutants. Campfires are prohibited as a condition of approval, eliminating a potential source of particulate emissions.

Although impacts would be less than significant, **the following Mitigation Measures are required** to ensure emissions remain below applicable thresholds:

AQ-1: FRAQMD Fugitive Dust Measures

The applicant shall implement applicable Feather River Air Quality Management District (FRAQMD) fugitive dust control measures during all event setup, operation, and takedown activities. Measures shall include, but are not limited to, periodic watering of unpaved access routes, parking areas, and camping areas, and enforcing reduced vehicle speeds on dirt roads.

AQ-2: Operational Best Management Practices

The applicant shall implement operational best management practices to minimize dust, odors, and localized emissions during all events. Measures shall include regular servicing and maintenance of portable restrooms, placement of restroom facilities away from sensitive areas, prohibition of campfires and uncontrolled ignition sources, and enforcement of on-site operational controls identified in the Fire Protection and Evacuation Plan.

With implementation of Mitigation Measures AQ-1 and AQ-2, project-related emissions would remain temporary, limited in intensity, and not cumulatively considerable. Therefore, impacts to air quality would be *less than significant with mitigation incorporated*.

c) Sensitive receptors include residences, schools, daycare centers, hospitals, and convalescent facilities. No sensitive receptors directly adjoin the 57-acre event area. The nearest rural residences are separated from the event areas by distance, topography, and vegetation.

Temporary increases in vehicle emissions during arrival/departure periods would not result in pollutant concentrations approaching any state or federal ambient air quality standards. The project does not involve idling equipment, stationary emission sources, or diesel generators capable of generating localized toxic air contaminant (TAC) impacts.

Implementation of Mitigation Measures AQ-1 and AQ-2 will further reduce temporary dust generation. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations, and impacts would be *less than significant*.

d) Potential odor sources during events include food trucks and portable restrooms. These uses would be temporary and limited to short-duration events. Proper sanitation and placement of restroom facilities, along with regular servicing, will avoid odor nuisances. Campfires are prohibited, eliminating the potential for smoke-related odor impacts.

Because odors would be minor, temporary, and managed through standard operational practices, the project would result in a *less-than-significant impact*.

IV. BIOLOGICAL RESOURCES			Less Than	
Would the project:	Potentially Significant Impact	Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a) The applicants submitted a CEQA-level Biological Assessment and Wetland Determination for the ±57-acre subject property (Action Area), prepared by Marcus H. Bole & Associates in May 2024. Except for the rural residential and farm buildings associated with the Richards Ranch, the biological and wetland surveys were conducted within undeveloped grazing land. Currently the Action Area is grazing land with a small area of farm buildings. The site is bounded on all sides by undeveloped land. Woods Creek forms the western boundary of the Action Area. Rices Crossing Road forms the eastern boundary of the Action Area. Below is a summary if the report prepared by Marcus Bole:

METHODOLOGY

Field surveys of biological resources included a reconnaissance-level inventory of plants and wildlife observed in the Action Area, habitat assessments for special status species, and a determination of wetland habitats within the Action Area. Biological and botanical surveys were conducted based on the California Department of Fish and Wildlife's (CDFW) Natural Diversity Database (CNDDDB, May 2024), the United States Fish & Wildlife Service's (USFWS) IPaC Resource List, and the California Native Plant Society's (CNPS) list of rare and endangered plants. All species lists were derived from the United States Geological Survey (USGS) French Corral 7.5 minute quadrangle and eight surrounding quadrangles. Based on the results of the species lists, appropriate biological and botanical surveys were conducted. Species habitat surveys were conducted during May 2024, by Marcus H. Bole & Associates (MHBA) senior wildlife biologist Marcus H. Bole. The species habitat surveys were conducted by walking all areas of the Action Area (and surrounding 500 foot buffer) and evaluating potential habitat for special-status species based on vegetation composition and structure, presence of predatory species, microclimate and available resources (e.g. prey items, nesting burrows, etc.). A general botanical survey and habitat evaluation for rare plant botanical species was conducted during May 2024 by MHBA's senior botanist Charlene J. Bole. The general botanical survey and habitat evaluation for rare plant botanical species was conducted by walking all areas of the Action Area while taking inventory of general botanical species and searching for special-status plant species and their habitats. A determination of Waters of the U.S. was conducted on May 23, 2024 by Marcus H. Bole and was conducted under the guidelines of the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (2008).

SETTING

Regionally, the Action Area is located within the center portion of Yuba County, within the community of Oregon House. Located in the foothill region of Yuba County, approximately 1650 feet above sea level, the mean annual precipitation is approximately 12 to 35 inches. Mean annual temperature ranges from 40 to 98 degrees Fahrenheit. The vegetative community descriptions and nomenclature described in this section generally follow the classification of "agriculture land – pasture". The major hydrological feature near the Action Area is Woods Creek, a seasonal drainage that forms the western boundary of the Action Area.

RESULTS

Description of the Existing Biological and Physical Conditions

The Action Area is located in the community of Oregon House, Yuba County, California. The following describes the biological and physical conditions within the property and within the surrounding area.

Action Area

The Action Area is a ±57-acre portion of Yuba County APN 048-220-089 owned by Richards Land & Cattle Company. The relatively flat terrain supports a mixture of grasses and legumes used for cattle pasture. Immediately adjacent to the west is Woods Creek. Woods Creek supports a

sparse Valley/Foothill Riparian community consisting of California sycamore, *Platanus racemose*, and valley oak, *Quercus lobata* with an understory of Himalayan blackberry, *Rubus armeniacus*.

Physical & Biological Conditions

Vegetation within the Action Area consists of a mix of pastureland grasses and forbs adjacent to Woods Creek, a seasonal drainage supporting a Valley/Foothill Riparian Community. A 50-foot set-back from Woods Creek will be enforced to minimize potential impacts to the creek and its riparian habitats.

Pastureland

Historical aeriels show the Action Area as grazing land from approximately 1937 until the present. Pasture grasses and forbs are now found throughout the Action Area and are characteristic of pasture lands throughout the Yuba County foothill area. Pasture grasses and forbs typically occur on soils consisting of fine-textured loams or clays that are somewhat poorly drained. This vegetation type is dominated by grasses including wild oats (*Avena fatua*), Mediterranean barley (*Hordeum marinum*), and weedy annuals and perennial forbs, primarily of Mediterranean origin, that have replaced native grasses as a result of past grazing and agricultural practices. Within the Action Area a dense weedy flora is present consisting of wild oats, filaree (*Erodium cicutarium*), field bindweed (*Convolvulus arvensis*), fiddle dock (*Rumex pulcher*), medusahead (*Taeniatherum caput-medusae*), radish (*Raphanus sativus*), Italian ryegrass (*Lolium multiflorum*), trefoil (*Lotus corniculatus*), ripgut brome, *Bromus diandrus*, Pacific foxtail, *Alopecurus saccatus*, perennial ryegrass, *Lolium perenne*, brome fescue, *Vulpia bromoides*, harvest brodiaea, *Brodiaea elegans subsp. elegans*, yellow hawkweed, *Pilosella caespitosa*, cat's ear, *Hypochaeris radicata*, and sow thistle, *Sonchus ssp.*, among others. A few native valley oaks, *Quercus lobata*, and blue oaks, *Quercus douglasii*, were observed within the pasture (Action Area).

Native and introduced wildlife species are tolerant of human activities in pasture land habitats. Such areas provide habitat for local wildlife species. Common birds such as the house finch (*Carpodacus mexicanus*), black phoebe (*Sayornis nigricans*), American robin (*Turdus migratorius*), and mourning dove (*Zenaida macroura*) were observed in the Action Area.

Mammals such as raccoon (*Procyon lotor*), skunk (*Mephitis mephitis*), jackrabbit (*Lepus californicus*), and house mouse (*Mus musculus*) are common in pasture land environments. Onsite and near-by trees provide ample nesting opportunities for all bird and raptor species common in the Yuba County area.

Regional Species and Habitats of Concern

The following table is a list of species that have the potential to occur within the Action Area and is composed of special-status species within the French Corral and adjacent eight 7.5-minute quadrangles. Species lists reviewed, and which are incorporated in the following table, including the CDFW, USFWS, and CNDDDB species list for the Action Area. Species that have the potential to occur within the Action Area are based on an evaluation of suitable habitat to support these species, CNDDDB occurrences within a five-mile radius of the Action Area and observations made during biological surveys. Not all species listed within the following table have the potential to occur within the Action Area based on unsuitable habitat and/or lack of recorded observations within a five-mile radius of the Action Area.

Table 1: Evaluation of Listed and Proposed Species Potentially Occurring or Known to Occur in the Project Area

Common Name (<i>Scientific Name</i>)	Status Fed/State / CNPS	General Habitat Description	Habitat Present/ Habitat Absent	Rationale
INVERTEBRATES				
Vernal pool tadpole shrimp (<i>Lepidurus packardii</i>)	FE/ _/_	Vernal pools, swales, and ephemeral freshwater habitat.	A/HA	There are no vernal pools within the Action Area. No Effect.
REPTILES AND AMPHIBIANS				
Western pond turtle (<i>Emys marmorata</i>)	FPT/ _/_	Ponds, marshes, rivers, streams and irrigation ditches.	A/HA	There is no suitable habitat within or near the Action Area to support this species. Seasonal Woods Creek is dry most of the year. No Effect.
Western Spadefoot Toad (<i>Spea hammondi</i>)	FPT/ _/_	Foothills, grasslands, open chaparral, and pine-oak woodlands. Breeds in temporary rain pools. Avoids irrigated agriculture.	A/HA	There is no suitable habitat for this species in the Action Area. None were observed during the habitat survey. No Effect.
California red-legged frog (<i>Rana draytonii</i>)	FT/ _/_	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation.	A/HA	There is no suitable habitat within or near the Action Area to support this species. Seasonal Woods Creek is dry most of the year. No Effect.
BIRDS				
Bald eagle (<i>Haliaeetus leucocephalus</i>)	FT/SE/_	Ocean shore, lake margins, and rivers for both nesting and wintering.	A/HA	There is no suitable habitat for this species in the Action Area. None were observed during the habitat survey. Nearest sighting 4.5 miles northwest at Collins Lake. No Effect.
California black rail (<i>Laterallus jamaicensis coturniculus</i>)	_/ST/_	Wet Meadow with shallow (<1") water or moist soil. Vegetated by grasses, sedges, rushes, with cattails in deeper marsh area.	A/HA	There is no suitable habitat for this species in the Action Area. None were observed during the habitat survey. Nearest sighting approx. 5 miles west of Action Area. No Effect.
PLANTS				

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Common Name <i>(Scientific Name)</i>	Status Fed/State / CNPS	General Habitat Description	Habitat Present/ Habitat Absent	Rationale
Pine Hill flannelbush <i>(Fremontodendron decumbens)</i>	E/_/1B.2	Rocky ridges; gabbro or serpentine endemic; often among rocks and boulders.	A/HA	There is no suitable habitat for this species in the Action Area. None were observed during the habitat survey. No Effect.
Lassics lupine <i>(Lupinus constancei)</i>	E/_/1B	Lassics lupine is only found near the summits of remote mountains in Northern California.	A/HA	There is no suitable habitat for this species in the Action Area. None were observed during the habitat survey. No Effect.

CODE DESIGNATIONS

FE = Federally-listed Endangered
FT = Federally-listed Threatened
FC = Federal Candidate Species
BCC = Federal Bird of Conservation Concern
MBTA = Protected by the federal Migratory Bird Treaty Act
SE = State-listed Endangered
ST = State-listed Threatened
SR = State-listed Rare
SSC = State Species of Special Concern
S1 = State Critically Imperiled
S2 = State Imperiled
S3 = State Vulnerable
S4 = State Apparently Secure
SSC = CDFW Species of Special Concern
FP = CDFW Fully Protected Species

WL = Waiting list
A = Species Absent
P = Species Present
HA = Habitat Absent
HP = Habitat Present
CH = Critical Habitat
MH = Marginal Habitat
CNPS 1B = Rare or Endangered in California or elsewhere
CNPS 2 = Rare or Endangered in California, more common elsewhere
CNPS 3 = More information is needed
CNPS 4 = Plants with limited distribution
0.1 = Seriously Threatened
0.2 = Fairly Threatened
0.3 = Not very Threatened

Migratory Birds

Nesting birds are protected under the MBTA (16 USC 703) and the CFWC (3503). The MBTA (16 USC §703) prohibits the killing of migratory birds or the destruction of their occupied nests and eggs except in accordance with regulations prescribed by the USFWS. The bird species covered by the MBTA includes nearly all of those that breed in North America, excluding introduced (i.e. exotic) species (50 Code of Federal Regulations §10.13). Activities that involve the removal of vegetation including trees, shrubs, grasses, and forbs or ground disturbance has the potential to affect bird species protected by the MBTA. The CFWC (§3503.5) states that it is “unlawful to take, possess, or destroy any birds in the order Falconiformes (hawks, eagles, and falcons) or Strigiformes (all owls except barn owls) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto”. Take includes the disturbance of an active nest resulting in the abandonment or loss of young. The CFWC (§3503) also states that “it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto”.

Survey Results

During the migratory bird and raptor survey conducted during May, 2024, there were no observed nests within the Action Area. Surveys were conducted during the early part of the nesting season. Although no resident or migratory avian species were observed within the Action Area, if future project activities were to involve vegetation removal or ground disturbance during the nesting season (March–September), preconstruction nesting bird surveys would be required.

Mitigation

Based on suitable nesting habitat and historical CNDDDB records within a ¼ mile radius of the Action Area, there is potential nesting opportunities for resident and migratory bird species on or within 500 feet of the project area. Preconstruction nesting bird surveys will be required if disturbances are anticipated during the normal nesting season (March – September).

Table 2. Impacts and Recommended Mitigation Measures

Target Species/ Communities	Impacts	Mitigation Measures
Natural Communities – Woods Creek	None anticipated	To prevent impacts to the seasonal Woods Creek and adjacent riparian habitats, a 50- foot setback from the creek will be identified (posted). Entry into the creek/riparian environment will be restricted.
Special Status Plant Species	None	None Recommended
Special Status Wildlife Species (avian species)	None anticipated	Preconstruction nesting bird surveys will be required if disturbances are anticipated during the normal nesting period (March- September) time period.

BIO-1: Riparian Setback and Avoidance Measures

A minimum 50-foot setback from the top of bank of Woods Creek shall be maintained. No event activities, staging, camping, or equipment placement shall occur within the setback. The setback shall be clearly marked in the field prior to events to avoid encroachment into riparian habitat.

BIO-2: Nesting Bird Protection Measures

If future project activities associated with implementation of the approved event operations were to involve physical vegetation removal, grading, or soil disturbance during the nesting season (generally March 1 through September 30), a qualified biologist shall conduct pre-activity nesting bird surveys within and adjacent to the activity area. Routine event activities occurring on previously disturbed surfaces (e.g., pedestrian use, amplified sound, temporary staging, or camping) do not constitute ground disturbance for purposes of this measure. If active nests are identified, appropriate buffers shall be established and maintained until young have fledged, consistent with the Migratory Bird Treaty Act and California Department of Fish and Wildlife guidelines.

Under CEQA Guidelines, a project is considered to have a significant impact on biological resources if it would substantially reduce habitat quantity or quality, or adversely affect special-status species or their habitats. Based on the results of the Biological Assessment and Wetland Determination prepared by Marcus H. Bole & Associates (2024), the project area does not support suitable habitat for special-status plant or wildlife species.

This environmental analysis evaluates the impacts associated with the proposed event operations only. It does not authorize or evaluate unrelated future vegetation removal or land alteration activities outside the scope of the approved use permit.

With implementation of Mitigation Measures BIO-1 and BIO-2, including establishment of a 50-foot setback from Woods Creek and pre-activity nesting bird surveys if qualifying disturbance were to occur during the nesting season, project implementation would not result in significant impacts to special-status species or their associated habitats. Therefore, impacts would be ***less than significant with mitigation incorporated***.

b) The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural communities as identified by local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS). Woods Creek, which constitutes the primary riparian feature in the Action Area, will be protected through the implementation of a 50-foot setback (**BIO-1**). This setback minimizes any potential disturbances and ensures that riparian and associated habitats remain undisturbed. Therefore, impacts on riparian habitats and sensitive natural communities are considered ***less than significant***.

c) The project area includes Woods Creek, a potential federally regulated water of the United States subject to Section 404 of the Clean Water Act. To avoid adverse impacts, no direct removal, filling, hydrological interruption, or other disturbances will occur within the designated setback zone. All project activities are confined to upland areas, and strict adherence to the 50-foot setback from Woods Creek will mitigate potential effects (**BIO-2**). Consequently, impacts on federally protected wetlands are anticipated to be *less than significant*.

d) The project is designed to avoid interference with the movement of native resident or migratory wildlife species. Woods Creek, a potential corridor for wildlife movement, will remain undisturbed due to the setback. Additionally, no barriers or infrastructure will be constructed in a manner that disrupts migratory patterns or blocks access to wildlife nursery sites. (**BIO-1 and 2**) As a result, impacts on wildlife movement and corridors will be *less than significant*.

e) The project does not conflict with any local policies or ordinances protecting biological resources. There are no tree preservation policies or similar ordinances in place that apply to the project site. Measures have been integrated to ensure biological resources, particularly riparian and wetland areas, are adequately protected. Thus, no conflicts with local biological resource protections are anticipated. 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*.

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

Discussion/Conclusion/Mitigation:

a–d) A Cultural Resources Inventory Study was prepared for the project by Sean Michael Jensen, M.A., in April 2024. 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 57-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).

The official Yuba County archaeological records were examined on April 4, 2024 (NCIC File No. YUB-24-15). This search documented the following existing conditions for 57-acre Area of Potential Effects (APE), and for a 0.25-mile radius surrounding the APE.

- According to the Information Center, no cultural resources investigation have been conducted within the present APE. Five (5) investigations have been conducted within the 0.25-mile search radius surrounding the APE.

NCIC #	Date	Author(s)
000924	1978	Neeley
006986	1998	Huberland
007099	2004	PG&E, Applied Earthworks
008384	1998	Rogers
011013	2012	Arrington

- According to the Information Center’s records, no cultural resources have been documented within the APE, nor within the 0.25-mile search radius surrounding the APE.

Mr. Jensen also conducted an intensive-level pedestrian survey of the 57-acre APE by means of walking parallel transects spaced at 20-meter intervals. No buildings are located within the APE, and an aesthetic exclusion is located within the southern portion of the APE. In searching for cultural

resources, the surveyor 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.

Fieldwork was undertaken on April 10, 2024, by Principal Investigator, Sean Michael Jensen, M.A. Mr. Jensen is a professional archaeologist, historian and architectural historian, with 37 years of experience in archaeology, architectural history and history, who meets the professional requirements of the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (Federal Register, Vol. 48, No. 190), as demonstrated in his listing on the California Historical Resources Information System list of qualified archaeologists, architectural historians and historians. No special problems were encountered and all survey objectives were satisfactorily achieved.

Examination of the NETR Aerial (1969, 1984, 1998, 2005, 2009, 2010, 2012, 2014, 2016, 2018, 2020) and quadrangle maps (1950, 1953, 1961, 1966, 1967, 1971, 1976, 1977, 1995, 2003, 2012, 2015, 2018, 2022) for the APE provides a clear history of the property over the past seventy-four years.

Multiple buildings and structures appear within the subject property, but not within the APE. All of these buildings and structures appear to be older than 50 years in age, some of which are likely more than 100 years in age.

Throughout the APE, disturbance to the ground surface varies from minimal to more moderate (see photos, below). Tree and brush removal and livestock ranching have contributed to a multitude of ground disturbing alterations. Grading of adjacent Rices Crossing Road has further impacted soils along the APE margin. Both overhead and buried utilities were observed within portions of the APE.



Access road, north end of APE, view westerly



Pasture and fence along eastern edge of APE, view southerly

Prehistoric Resources

No evidence of prehistoric habitation, occupation or utilization was observed within the APE.

Historic-era Resources

No historic-era cultural resources were identified within the subject property.

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 that could result from inadvertent earth disturbance during project implementation would be *less than significant with implementation of the following mitigation measures:*

CR-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.

CR-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 permitted 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.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

VI.	ENERGY				
	Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

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 project operation. Electricity is currently available to the property. Operational energy demands would be low and limited to temporary event-related uses such as lighting, stage equipment, and music equipment during approved events.

Any future improvements requiring building permits would be required to meet applicable energy efficiency standards in effect at the time of permit issuance, including Title 24 of the California Building Code. Given the temporary and intermittent nature of event-related energy use, the project would not result in excessive energy consumption. Accordingly, the project would have a ***less-than-significant impact*** related to energy use.

b) The proposed event center would not conflict with or obstruct any state or local plans for renewable energy or energy efficiency. If future improvements requiring permits were proposed, all equipment and structures would be required to comply with applicable energy efficiency standards identified in the California Building Code. The project would not interfere with the implementation of renewable energy or energy efficiency programs. Therefore, the project would have ***no impact*** on state or local plans for renewable energy or energy efficiency.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

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 4.6-1 in the Draft 2030 Yuba County General Plan EIR (Yuba County 2011a), the project site is not located within or near any mapped earthquake fault zones. Therefore, strong seismic ground shaking and seismic-related ground failure, including liquefaction, would not result in a significant hazard for the proposed temporary event activities. ***A less than significant impact*** related to seismic hazards is anticipated.

(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 typically occur on slopes steeper than 15 percent, in areas with a history of landslides, or in areas underlain by geologic units with higher erosion potential (Yuba County 2011a). The project site is characterized by level to gently sloping topography, with slopes of approximately 10 percent. The site's topography does not indicate a significant landslide hazard, and the proposed temporary event activities would not increase landslide susceptibility. Hazards associated with seismic events and landslides would therefore result in a *less than significant impact* related to geology and soils.

b) Project activities would be limited to existing disturbed areas and temporary uses such as vehicle parking, camping, and foot traffic. The project does not involve grading, excavation, or ground disturbance. Given the temporary and intermittent nature of the proposed activities, the potential for soil erosion or loss of topsoil would be minimal. Therefore, impacts related to soil erosion and topsoil loss would be *less than significant*.

c) The project area is located on level to gently sloping land and does not exhibit conditions associated with unstable soils, such as areas prone to landslides, lateral spreading, subsidence, or collapse. As discussed above, there are no recorded landslides on or near the project site (CGS 2023c), and the site is not located within an area of substantial landslide potential (Yuba County 2011a). The probability of soil liquefaction in the project area is low, as unconsolidated sands and fine-grained materials typically have higher liquefaction potential, whereas the site soils are predominantly loamy and therefore less susceptible to lateral spreading. The proposed temporary event activities would not exacerbate soil instability. Accordingly, impacts would be *less than significant*.

d) According to Exhibit 4.6-4 (Soil Erosion Hazard) of the 2030 Yuba County General Plan EIR, the project site has a slight potential for soil erosion hazards. Exhibit 4.6-5 (Shrink/Swell Potential) indicates that the project site contains expansive soils with a low shrink/swell potential. If future improvements requiring building permits were proposed, the Yuba County Building Department would review foundation design and construction in accordance with applicable building code requirements, and additional soils testing could be required, as necessary. Therefore, impacts related to expansive soils would be *less than significant*.

e) The project does not propose the installation or use of septic tanks or other permanent wastewater disposal systems. Portable restroom facilities would be used for all events, and wastewater would be managed by licensed contractors. As a result, there would be *no impact* related to soils incapable of supporting septic systems.

f) The project site is not known to contain any unique paleontological resources or significant geological features. The project activities will not involve significant ground disturbance or excavation. Therefore, the impact on paleontological resources or unique geological features is considered *less than significant*.

VIII. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

a) Climate change is a critical environmental and public health concern associated with increasing concentrations of greenhouse gases (GHGs) in the atmosphere, including carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). California has adopted statewide policies to reduce GHG emissions, including Assembly Bill 32 (Global Warming Solutions Act of 2006) and subsequent legislation, which are implemented through CARB's Scoping Plan and regional land use and transportation planning efforts.

The proposed project would involve temporary, intermittent event activities occurring for a limited number of days per year and would not include construction, grading, or development of permanent infrastructure. GHG emissions associated with the project would be limited to short-term vehicle trips, temporary electrical use for event-related equipment, and vendor operations during events. Given the limited duration, infrequent occurrence, and absence of permanent emission sources, project-related GHG emissions would be minimal and would not meaningfully contribute to cumulative GHG emissions. Therefore, the project would result in *less than significant impacts* related to greenhouse gas emissions.

b) The project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions. The project is consistent with applicable Air Quality and Climate Change Element policies of the 2030 Yuba County General Plan, as well as relevant transportation and land use policies aimed at reducing long-term GHG emissions. The temporary nature of the proposed events, combined with the absence of permanent development or infrastructure, supports consistency with state and local climate action objectives. Accordingly, the project would not conflict with adopted GHG reduction plans or policies, and impacts would be *less than significant*.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

IX. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐
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?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

a) & b) The proposed event center would not involve the routine transport, use, or disposal of hazardous materials. Project activities would consist of temporary events and associated vehicle parking, camping, and vendor operations. Small quantities of hazardous materials, such as motor vehicle fuels or lubricants, may be present in vehicles or vendor equipment; however, these materials would be limited in quantity and typical of everyday vehicle use. The potential for accidental release would be low. With implementation of the mitigation measure identified below, impacts related to hazardous materials handling and accidental releases would be ***less than significant with mitigation incorporated***.

HAZ-1: Hazardous Materials Handling and Spill Prevention

To minimize potential impacts associated with accidental spills of hazardous materials, the applicant shall implement standard spill prevention and response practices during all permitted events. Measures shall include proper storage and handling of hazardous materials by vendors and staff, implementation of spill response procedures, and prompt cleanup and disposal of any accidental releases in accordance with applicable regulations. Hazardous materials shall be stored away from surface waters and refueling or maintenance of equipment shall occur only as necessary and in a manner that minimizes spill risk.

c) The project site is not located within one-quarter mile of an existing or proposed school. As a result, there would be ***no impact***.

d) The project site is not included on any list of hazardous materials sites compiled under Government Code Section 65962.5 (DTSC 2023) and has no known history of hazardous material usage. Therefore, the project would not create a significant hazard, and there would be ***no impact***.

e) & f) The project site is not located within an airport land use plan area, nor is it located near a public or private airstrip. The nearest airport, Brownsville Airport, is approximately nine miles from the project site. The project would not interfere with adopted emergency response or evacuation plans. Emergency access and response procedures are addressed through the Fire Protection and Evacuation Plan prepared for the project. Therefore, the project would result in ***no impact*** related to airport hazards or interference with emergency response plans.

g) The project site is located within a Very High Fire Hazard Severity Zone, as mapped by CAL FIRE. Temporary event operations could pose a risk of wildfire ignition associated with vehicles, equipment, or other ignition sources. With implementation of the mitigation measure identified below, and compliance with applicable fire codes and the approved Fire Protection and Evacuation Plan, wildfire ignition risks associated with hazardous materials and event operations would be reduced to a ***less than significant level with mitigation incorporated***.

HAZ-2: Wildfire Ignition Prevention During Event Operations

To reduce the risk of wildfire ignition associated with event operations, the applicant shall implement wildfire prevention measures identified in the approved Fire Protection and Evacuation Plan. Measures shall include, but are not limited to, restrictions on ignition sources, prohibition of campfires, maintenance of defensible space around event and camping areas, availability of fire extinguishers and on-site water resources, and enforcement of fire safety protocols by trained event staff. These measures shall be implemented during all permitted events [under the authority of this use permit](#).

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

X. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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:	☐	☐	☒	☐
i)	Result in a substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii)	Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
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	☐	☐	☒	☐
iv)	Impede or redirect flood flows?	☐	☐	☒	☐
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

a) The proposed project would not involve construction, grading, or development of permanent infrastructure. Project activities would be limited to temporary events, including vehicle parking, camping, and vendor operations. No improvements to restroom facilities, roads, or camp areas involving ground disturbance are proposed under the Conditional Use Permit. As such, the potential for erosion, sedimentation, or accidental release of pollutants affecting surface water or groundwater quality would be minimal. Temporary sanitation facilities would be used during events and serviced by licensed providers. Accordingly, the project would not violate water quality standards or waste discharge requirements, and impacts to water quality would be ***less than significant***.

- b) The project would not involve groundwater extraction, installation of wells, or changes to impervious surface coverage that could interfere with groundwater recharge. Temporary event-related activities would not alter natural infiltration patterns or groundwater management practices. Wastewater would be managed through portable restroom facilities and off-site disposal by licensed contractors. Therefore, the project would not substantially decrease groundwater supplies or interfere with groundwater recharge, and impacts would be *less than significant*.
- c) i) The project would not involve grading, excavation, or site alterations that would result in erosion or siltation. Temporary activities would occur on existing disturbed areas, and no sediment-generating construction activities are proposed. Therefore, impacts related to erosion or siltation would be *less than significant*.
- ii) The project would not introduce impervious surfaces or alter existing drainage patterns. Stormwater would continue to flow according to existing natural conditions. As a result, the project would not substantially increase runoff rates or volumes or result in on-site or off-site flooding. Impacts would be *less than significant*.
- iii) Because the project does not include construction or permanent surface improvements, it would not generate polluted runoff exceeding the capacity of existing drainage systems. Temporary event activities would not overwhelm natural drainage features. Therefore, impacts related to runoff water quality would be *less than significant*.
- iv) The project would not impede or redirect flood flows. No structures or modifications affecting flood conveyance are proposed. Accordingly, impacts related to flood flow alteration would be *less than significant*.
- d) The project site is not located within a 100-year, 200-year, or 500-year floodplain (DWR 2023). Yuba County is inland and not subject to seiche or tsunami hazards, and mudflow hazards are not identified at the project location. Therefore, the project would not expose people or structures to flooding, mudflow, seiche, or tsunami hazards, and impacts would be *less than significant*.
- e) The project site is located in the foothills area of Yuba County, outside the groundwater basins for which Groundwater Sustainability Plans have been adopted. No applicable sustainable groundwater management plan applies to the project area. The project would comply with all applicable water quality regulations and standards, and temporary event activities would not conflict with water quality control plans or groundwater management objectives. Therefore, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and impacts would be *less than significant*.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XI. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation

a) The project site is located in unincorporated Yuba County in a predominantly rural area. The proposed project consists of a private event center operating on a single parcel surrounded by rural and agricultural land uses. The project would not create a physical barrier, divide an established community, or disrupt existing land use patterns. Therefore, the project would result in ***no impact*** related to physically dividing an established community.

b) The project site is designated Rural Community under the Yuba County General Plan and zoned AE-40 (Exclusive Agricultural), within which an event center is conditionally allowed subject to approval of a Conditional Use Permit. The General Plan anticipates discretionary review of conditionally permitted uses in rural and agricultural areas to ensure compatibility with surrounding agricultural operations and rural lands. Through the Conditional Use Permit process, the project is subject to Conditions of Approval that limit event size, frequency, seasonality, and infrastructure improvements to maintain rural character and avoid land use conflicts. With approval of the Conditional Use Permit, the project would be consistent with applicable land use plans and policies and would result in ***no impact*** related to land use consistency.

XII. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
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?	☐	☐	☒	☐

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 Exhibit 4.6-31 of the Yuba County General Plan EIR, the project area is not mapped within an MRZ-2 zone. California Geological Survey mapping places the project site within an MRZ-3 area for Construction Aggregate (CGS 2018; CGS 2023d). No locally important mineral resource recovery sites have been identified within the project area.

The project site is zoned **AE-40 (Exclusive Agricultural, 40-acre minimum)** and is not designated or planned for mineral extraction activities. The proposed project involves temporary event-related uses and would not permanently convert land or preclude future access to mineral resources. Therefore, the project would not result in the loss of availability of a known mineral resource of value to the region or the state, nor would it result in the loss of availability of a locally important mineral resource recovery site. Impacts related to mineral resources would be ***less than significant***.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XIII. NOISE		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b)	Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
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?	☐	☐	☐	☒

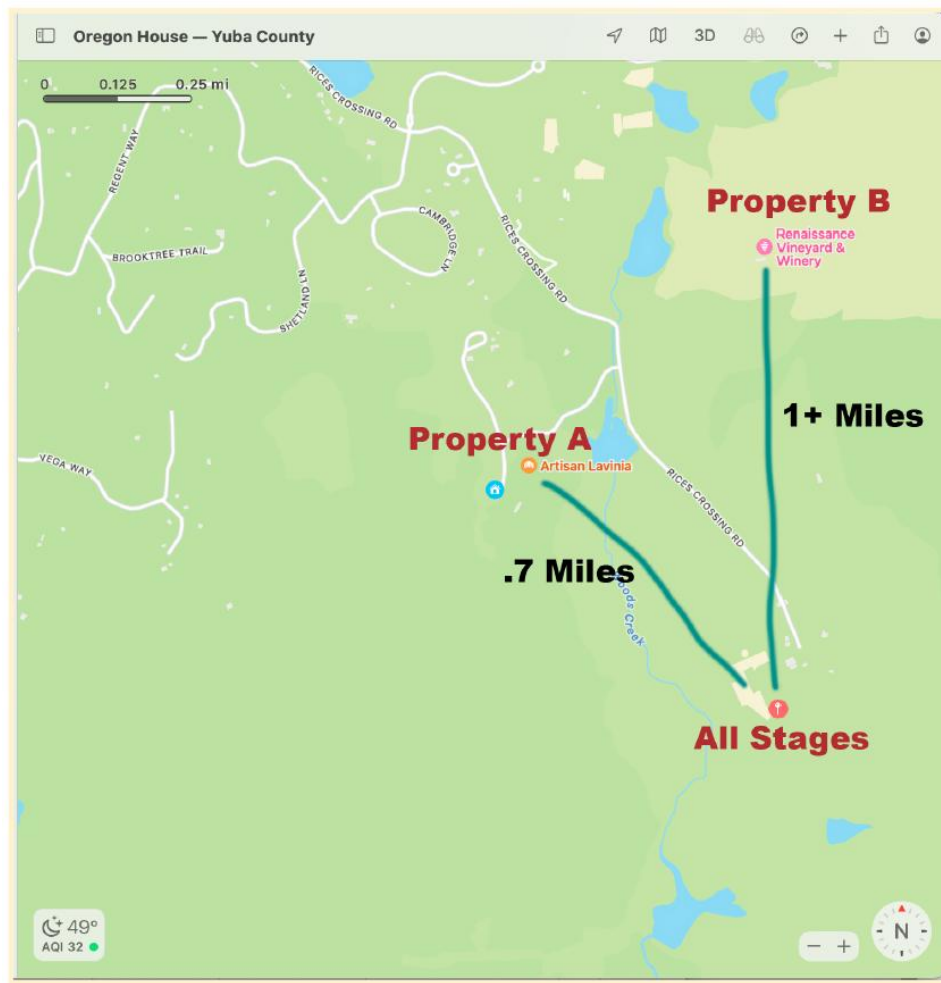
Discussion/Conclusion/Mitigation:

a) Local noise regulations establish maximum allowable noise levels based on zoning and time of day. Table Public Health & Safety-2 of the Yuba County General Plan indicates that for single-family residential areas, ambient noise levels are limited to **55 dBA** from **7:00 AM to 7:00 PM**, **50 dBA** from **7:00 PM to 10:00 PM**, and **45 dBA** from **10:00 PM to 7:00 AM**, with maximum permitted noise levels of **65 dBA**, **60 dBA**, and **55 dBA**, respectively.

Events hosted onsite would largely occur between the hours of **9:00 AM and 9:00 PM**, typically on Fridays and Saturdays. The proposed events may occur for up to three days in length and may include amplified music on multiple stages with operating hours from **10:00 AM to 11:00 PM**. A Noise Impact Study was prepared modeling sound levels for music events and determined that projected noise levels would comply with applicable standards at the nearest residential receptors, which are located approximately **0.7 miles** and **1.5 miles** from the stage locations (Figure 4).

Primary noise sources would consist of general event activities and intermittent amplified sound. Natural topography, including surrounding hills and dense vegetation, would provide effective sound attenuation. With implementation of the mitigation measures identified below and compliance with County noise regulations, noise impacts would be ***less than significant with mitigation incorporated***.

Additionally, the use of amplified sound would be subject to Yuba County regulations governing sound-amplifying equipment, which generally restrict use to between **8:00 AM and 9:00 PM**, except on Sundays and legal holidays when more restrictive hours apply. Any event proposing amplified sound outside standard hours would be required to obtain a noise permit in advance. Therefore, noise impacts would remain less than significant with adherence to applicable regulations and mitigation measures.

Figure 4: Nearest Properties**NOS-1: Event Noise Controls and Curfews**

Speakers shall be directed inward, away from nearby residences, and real-time sound level monitoring shall be conducted at multiple locations during events. The event site shall utilize natural topography and vegetation as sound attenuation features.

For events authorized under this Conditional Use Permit, amplified music shall end no later than **11:00 PM**. Compliance with this curfew shall be enforced by event staff and monitored during the event.

NOS-2: Noise Permit Requirement

Prior to any event involving outdoor amplified music, the event organizers shall obtain a noise permit from the Community Development and Services Agency at least **21 days** before the event. The permit application shall include sound equipment specifications, wattage, maximum decibel output, and other relevant information. The Director may

impose additional limitations and require additional measures as necessary to mitigate noise impacts. For events meeting the thresholds of Chapter 8.70 of the Yuba County Ordinance Code, compliance with the conditions of the Outdoor Music Festival Permit issued by the Yuba County Sheriff's Department shall also be required, including any noise-related operational restrictions or enforcement measures.

b) The project would not involve the use of heavy construction equipment or other sources capable of generating substantial ground borne vibration. Noise generated by events would primarily be airborne, resulting from music and crowd activity. Therefore, there would be ***no impact*** related to ground borne vibration or ground borne noise.

c) The project site is not located within two miles of a public or private airport or within an adopted airport land use plan area. The nearest airport, Brownsville Airport, is located approximately nine miles from the project site. Accordingly, there would be ***no impact*** related to airport noise exposure.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XIV. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a) The project does not include the construction of new housing, nor does it propose infrastructure improvements that would induce population growth in the project vicinity. The proposed use consists of temporary event activities on an existing rural property and would not facilitate long-term residential or commercial development. Therefore, the project would result in ***no impact*** related to population growth.

b) The proposed project would not displace existing housing or residents. The project site contains an existing residence that would remain in place and continue its current use. No housing units would be removed, and no relocation of residents would occur as a result of the project. Therefore, the project would result in ***no impact*** related to displacement of housing or people.

XV. PUBLIC SERVICES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
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?	☐	☐	☒	☐
b)	Police protection?	☐	☐	☒	☐
c)	Schools?	☐	☐	☐	☒
d)	Parks?	☐	☐	☐	☒
e)	Other public facilities?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

a) The project site is located within the jurisdiction of the Dobbins–Oregon House Fire Protection District (DOHFPD), which provides structural fire protection and life safety services. CAL FIRE retains responsibility for wildland fire response and wildfire suppression within the State Responsibility Area. The applicant met with both DOHFPD and CAL FIRE to coordinate fire protection, emergency response, and evacuation procedures for proposed events.

Fire Chief Mike Butler of the Dobbins–Oregon House Fire Protection District submitted a letter outlining fire and life safety requirements for the project. These requirements have been incorporated into the Conditions of Approval and include, but are not limited to, the following:

- Maintenance of minimum emergency access road widths, vertical clearances, and turning radii consistent with fire apparatus requirements
- Provision and placement of fire extinguishers throughout event areas, including vendor and cooking locations
- Clear identification and maintenance of emergency access routes and fire lanes
- Pre-event fire and life safety inspections by the appropriate fire authority
- Implementation of emergency communication and evacuation procedures during events
- Restrictions on attendee access to existing structures and hazardous areas, including posted prohibitions on swimming
- Availability of emergency medical response services during events

In addition, the applicant prepared a Fire Protection and Evacuation Plan (FPEP), which has been reviewed and revised in coordination with CAL FIRE, DOHFPD, and the Yuba County Office of Emergency Services. The FPEP addresses the following key components:

- Wildfire and ignition source prevention measures

- Fuel modification and vegetation management requirements
- Emergency access and egress routing and signage
- On-site fire suppression resources and water supply
- Emergency communications protocols
- Evacuation procedures for attendees, staff, and nearby residents

The approved Fire Protection and Evacuation Plan is incorporated by reference into this IS/MND and implemented through Conditions of Approval and event-specific permitting. Compliance with the fire authority requirements and the FPEP is required prior to and during each event, and failure to comply may result in enforcement action or revocation of event permits.

With implementation of these enforceable measures, impacts to fire protection services would be ***less than significant***.

b) The project area is located within unincorporated Yuba County and is served by the Yuba County Sheriff's Department. The Sheriff's Department will be involved in review and coordination for events requiring approval under Yuba County Municipal Code Chapter 8.70 (Outdoor Music Festival Permit). Event operations will include safety and crowd management measures, including maintenance of fire lane accessibility, enforcement of site rules, and coordination with emergency responders. For events subject to Chapter 8.70, security and crowd control measures shall be implemented as required by the Sheriff's Department.

Law enforcement and public safety services will be coordinated with the Yuba County Sheriff's Department as required by Conditions of Approval and applicable County permits. Security staffing, traffic control, and crowd management measures will be implemented for events of a size and nature determined by the County. These requirements ensure adequate police protection without exceeding service capacity. Therefore, impacts to police protection services would be ***less than significant***.

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

d) The project would occur entirely on private property and would not place additional demand on public parks or recreational facilities. Event activities would be contained within the project site, and public park resources would remain unaffected. Therefore, impacts related to parks would be ***no impact***.

e) The project would have minimal impact on other public facilities. Waste management and sanitation services will be provided by contracted vendors. The Yuba County Office of Emergency Services may provide support as required, and emergency medical services will be available consistent with applicable codes and permit conditions. Traffic control measures will be implemented to minimize disruption to surrounding roadways.

In compliance with Yuba County Municipal Code Section 6.05.162, for special events expecting 50 participants and/or attendees, applicants shall submit appropriate medical and public health plans for review and approval by the County and the Yuba County Public Health Officer. Copies of approved plans shall be provided to the Yuba County Office of Emergency Services. The need for permitted ambulances with advanced life support services, if any, will be evaluated by the

County based on the nature of the event, anticipated attendance, characteristics of the crowd, and site location. With these measures in place, impacts to other public facilities would be ***less than significant***.

XV. RECREATION		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

a) The proposed project would host temporary events on private property and is designed to accommodate attendees on-site through provision of parking, camping areas (as applicable), sanitation facilities, and other event-related amenities. Event activities would be contained within the Richards Ranch property, reducing the likelihood that attendees would utilize nearby neighborhood or regional parks or recreational facilities. While some incidental use of off-site recreational facilities could occur, the scale and temporary nature of the events would not result in substantial physical deterioration of public recreational facilities. Therefore, the project would not substantially increase the use of existing neighborhood or regional parks such that physical deterioration would occur, and impacts would be *less than significant*.

b) The project does not include the construction or expansion of recreational facilities. No permanent recreational structures are proposed, and all event-related features (such as tents, stages, and vendor areas) would be temporary and removed following events. Project activities would not adversely affect the physical environment through construction or expansion of recreational facilities. Accordingly, impacts related to recreation facilities would be *less than significant*.

XVII. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐	☐
d) Result in inadequate emergency access?	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

a) The project has been evaluated to ensure it does not conflict with applicable plans, ordinances, or policies related to the circulation system, including roadway, bicycle, and pedestrian facilities. Events would occur on the Richards Ranch property, which has sufficient access points for vehicle ingress and egress from Rices Crossing Road. Temporary traffic management measures would be implemented during event days to minimize disruption to surrounding roadways.

Coordination would occur with local agencies, including the Yuba County Sheriff's Office and the Office of Emergency Services, to support orderly traffic flow and emergency response. Directional signage would be installed during events to guide vehicles safely to and from the site. With these measures in place, the project would not conflict with adopted circulation plans or policies, and impacts would be *less than significant*.

b) CEQA Guidelines Section 15064.3 identifies vehicle miles traveled (VMT) as the metric for evaluating transportation impacts. The project would generate temporary increases in VMT during event days as attendees travel to and from the site. However, these increases would be infrequent, limited in duration, and managed through on-site parking and traffic control measures to prevent spillover onto surrounding roadways.

Given the temporary and controlled nature of the events, a formal VMT analysis is not required. Accordingly, impacts related to transportation consistency with CEQA Guidelines would be *less than significant*.

c) The project would not introduce new permanent roadway features, intersections, or geometric design elements such as sharp curves or hazardous intersections. Temporary traffic circulation patterns would be implemented during events using signage and trained personnel to guide vehicles safely. Access points would be clearly marked, and vehicle movements would be managed to avoid conflicts with agricultural equipment and local traffic. With implementation of the mitigation measure identified below, impacts related to transportation hazards would be *less than significant with mitigation incorporated*.

d) Emergency access has been planned to meet County and fire safety requirements. The project would utilize primary access via Rices Crossing Road and a secondary emergency access route connecting to Yuba Nevada Road, as shown on the approved Emergency Access Routes and Evacuation Plan (Figure 2). These routes would be maintained in a condition suitable for emergency vehicle access during events, with appropriate width, surfacing, vegetation clearance, and directional signage.

Directional arrows and signage would be installed during events to facilitate clear and efficient emergency access and egress. Gate lock combinations would be provided to applicable fire agencies to ensure immediate entry if needed. With implementation of the mitigation measures identified below, emergency access would remain adequate, and impacts would be *less than significant with mitigation incorporated*.

TRANS-1: Emergency Access Road Maintenance and Readiness

Prior to events requiring emergency access planning, designated emergency access routes shall be inspected and maintained to ensure adequate width, clearance, and surfacing for fire and emergency service vehicles. Maintenance activities may include grading, gravel placement, and vegetation clearance as necessary to maintain safe access. Inspections shall occur in advance of large events and as required by the Fire Protection and Evacuation Plan to ensure routes remain serviceable during event operations.

TRANS-2: Emergency Directional Signage and Traffic Coordination

During event days, temporary directional signage shall be installed throughout the site to guide emergency vehicles to and from designated access points without delay or confusion. Signage shall be clearly visible, maintained in good condition, and removed following events. A designated traffic or event safety coordinator shall oversee placement and effectiveness of signage and coordinate with emergency responders to ensure clear access at all times.

Emergency access planning and traffic control measures are consistent with the General Plan Safety Element, which emphasizes adequate emergency access, evacuation capability, and coordination with public safety agencies in rural and wildfire-prone areas. Implementation of access standards, signage, and agency coordination through the Conditions of Approval ensures that emergency response objectives are met.

With implementation of the above mitigation measures, the project would not result in inadequate emergency access or hazardous transportation conditions. Therefore, transportation and traffic impacts would be *less than significant with mitigation incorporated*.

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	☐	☐	☒	☐
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.	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

a) The United Auburn Indian Community (UAIC) conducted background research to identify potential Tribal Cultural Resources (TCRs) associated with the project area. This research included a review of pertinent literature, historic maps, and a records search using UAIC's Tribal Historic Information System (THRIS). The THRIS database includes UAIC areas of oral history, ethnographic history, and places of cultural or religious significance, including UAIC Sacred Lands submitted to the Native American Heritage Commission (NAHC).

The THRIS records for this region include previously recorded Indigenous resources identified through the California Historical Resources Information System (CHRIS), as well as historic resources and prior survey data. No listed or eligible Tribal Cultural Resources were identified within the project area that would be adversely affected by the proposed project. Therefore, no additional treatment or mitigation is required for listed or eligible TCRs, and impacts would be *less than significant*.

b) The Yuba County Planning Department initiated AB 52 consultation with the United Auburn Indian Community (UAIC) in response to UAIC's standing request for consultation on discretionary projects within Yuba County. UAIC is a federally recognized Tribe comprised of Miwok and Maidu (Nisenan) Tribal members who are traditionally and culturally affiliated with the project area.

The UAIC responded to the Early Consultation request on June 25, 2024. Anna Starkey stated "Thank you for the notification and opportunity to consult on the project referenced above. UAIC originally requested to conduct a tribal survey of the project area. Upon additional research and review the provided documents, we have no further concerns."

Although no known TCRs were identified, a standard inadvertent discovery mitigation measure is included consistent with CEQA Guidelines §21084.3 and §21082(b) to address the unlikely discovery of previously unidentified Tribal Cultural Resources during ground-disturbing activities.

TCR-1: Unanticipated/Inadvertent Discoveries Of TCRs:

If any suspected TCRs are discovered by any person on site 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 the consulting Tribe or a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

Preservation in place is the preferred option for mitigation of TCRs under CEQA and Tribal protocols, and every effort shall be made to preserve the resources in place, including through project redesign. If adverse impacts to TCRs, unique archeology, or other cultural resources occurs, then consultation with Tribes regarding mitigation contained in the Public Resources Code §21084.3(a) and (b) and CEQA Guidelines §15370 should occur, in order to coordinate for compensation for the impact by replacing or providing substitute resources or environments.

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 and cultural belongings will not take place unless approved in writing by the consulting Tribe.

Treatment that preserves or restores the cultural character and integrity of a TCR may include paid Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. These recommendations will be documented in the project record. For any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.

The contractor/project proponent 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 and belongings or cultural soil.

Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of CEQA, including AB52, have been satisfied.

The UAIC has closed consultation with the aforementioned mitigation measures added to the project. Therefore, in the event of the accidental discovery or recognition of tribal cultural resources in the project area the impact upon tribal cultural resources would be ***less than significant impact with mitigation incorporated.***

XIX. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☒	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

a) The project would not require the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities. Existing utility infrastructure serving the property is sufficient to support the temporary event uses. The project will avoid existing leach lines shown on the site plan and will utilize portable restroom facilities with grey water trucks to manage wastewater during events, thereby preventing interference with the existing wastewater system. Potable and non-potable water services will be provided on site as needed for event operations, minimizing the risk of adverse effects from utility use. Therefore, impacts related to utility infrastructure would be ***less than significant***.

b) The temporary event center will ensure adequate water supply for attendees and staff through on-site potable and non-potable water services. The water provider has indicated that the existing water supply is sufficient to accommodate the project's needs, including during dry and multiple dry year conditions. Water conservation measures, including the strategic placement of portable restroom facilities, will further reduce demand on the existing supply system. The project will be conditioned by the Environmental Health Department to provide adequate amounts of water consistent with development standards applicable to event centers. Accordingly, impacts related to water supply would be ***less than significant***.

c) Wastewater generated by the project will be managed through portable restroom facilities equipped with grey water trucks to handle and transport waste in compliance with applicable health

and safety standards. By avoiding connection to or use of on-site septic systems and existing leach lines, the project will not increase demand on local wastewater treatment facilities or exceed available treatment capacity. Therefore, impacts related to wastewater treatment capacity would remain *less than significant*.

d) & e) The project is expected to generate solid waste during events held on site. To address this, the project will implement waste management practices that include on-site recycling and waste collection stations, coordination with local waste haulers, and monitoring of waste generation to ensure that disposal capacity is not exceeded. All solid waste will be managed in accordance with state and local regulations to support solid waste reduction goals. With implementation of the following mitigation measure, impacts related to solid waste generation would be reduced to *less than significant with mitigation incorporated*.

UTIL-1: Waste Management and Recycling Plan

The project applicant shall implement a Waste Management and Recycling Plan to minimize environmental impacts from solid waste generation during events. The plan shall include, at a minimum, the following components:

1. **On-Site Collection:** Clearly marked recycling and waste stations will be placed throughout the event site to encourage proper waste disposal.
2. **Local Hauler Coordination:** Arrangements with local waste haulers will ensure timely and adequate waste collection and disposal.
3. **Capacity Management:** Waste generation will be monitored, with adjustments made as needed to prevent exceeding local disposal facility limits.

Implementation of this mitigation measure will ensure compliance with solid waste management and reduction requirements and will prevent adverse effects on local infrastructure.

XX. WILDFIRE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☒	☐	☐
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?	☐	☒	☐	☐
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?	☐	☒	☐	☐
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?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Existing Conditions and Regulatory Context

The project site is located within a Very High Fire Hazard Severity Zone and within the State Responsibility Area (SRA), where wildfire risk is elevated due to vegetation characteristics, regional climate conditions, and documented wildfire history. Development and temporary event operations within the SRA require careful planning to reduce ignition potential, maintain emergency access, and ensure effective evacuation procedures.

Wildfire management and emergency response in the project area involve multiple agencies with defined responsibilities. CAL FIRE is responsible for wildland fire prevention, fuels management standards, and wildfire suppression within the SRA. The Dobbins–Oregon House Fire Protection District (DOHFPD) provides structural fire protection and life safety services. The Yuba County Office of Emergency Services (OES) coordinates emergency management and evacuation planning, and the Yuba County Sheriff's Department provides traffic control and evacuation enforcement as necessary. These measures implement the General Plan Safety Element policies related to wildfire risk reduction, emergency access, evacuation planning, and coordination with fire and emergency response agencies in high fire hazard areas.

Project Features Related to Wildfire Risk

As a core project feature, the applicant prepared a **Fire Protection and Evacuation Plan (FPEP)** addressing ignition source controls, fuel modification, emergency access and egress, fire suppression resources, communications, and evacuation procedures. The FPEP has been reviewed and revised in coordination with CAL FIRE, DOHFPD, and Yuba County OES, and incorporates agency input regarding wildfire response, access standards, fuel management, and evacuation

protocols. The FPEP is incorporated by reference into this IS/MND and implemented through Conditions of Approval.

Event operations are further designed to reduce wildfire risk through seasonal limitations. Based on coordination with CAL FIRE Chief Brian Skehan, the period from January through June has been identified as presenting minimal wildfire hazard in the project area. Accordingly, large-scale events are limited to this January–June timeframe, thereby avoiding peak wildfire conditions later in the fire season. Smaller events remain subject to operational fire controls, agency coordination, and all applicable fire safety requirements.

Fire safety rules, evacuation procedures, emergency access information, and prohibited activities shall be communicated to attendees and staff through multiple methods, including pre-event informational materials, on-site signage, public address announcements as needed, and trained event staff, consistent with the FPEP.

Impact Analysis

a) The project would temporarily increase on-site population during events; however, emergency response and evacuation capacity have been addressed through the FPEP and coordination with applicable agencies. Designated emergency access and egress routes are maintained to meet fire access standards, with directional signage installed during events and access provided to responding agencies. Pre-event inspections and coordination ensure emergency readiness. With implementation of project features and mitigation measures, impacts related to emergency response and evacuation would be ***less than significant with mitigation incorporated***.

b) The project site is subject to wildfire risk due to its location within a Very High Fire Hazard Severity Zone; however, wildfire exposure is reduced through event timing restrictions, ignition source controls, fuel modification measures, and on-site fire suppression resources. Limiting large events to the January–June period identified by CAL FIRE as minimal wildfire hazard avoids peak fire season conditions. Operational controls further reduce ignition potential. With these measures in place, the project would not substantially exacerbate wildfire risk, and impacts would be ***less than significant with mitigation incorporated***.

c) The project does not include permanent infrastructure that would increase wildfire risk. Temporary access improvements are limited to maintaining emergency access and fire safety clearances and are intended to reduce hazards rather than exacerbate them. With implementation of mitigation measures ensuring access standards and inspections, impacts associated with infrastructure would be ***less than significant with mitigation incorporated***.

d) Project activities involve minimal grading and do not alter steep slopes or natural drainage patterns. The temporary nature of event features and compliance with access and stormwater management standards limit the potential for post-fire erosion, flooding, or slope instability. Therefore, impacts related to post-fire conditions would be ***less than significant***.

Mitigation Measures

WILD-1: Ignition Source Controls

Open flames and campfires are prohibited. Cooking is limited to permitted food vendors equipped with fire extinguishers. Smoking is restricted to designated, clearly marked areas. Generators and similar equipment shall maintain required clearances from vegetation and structures.

WILD-2: Vegetation Management and Fuel Modification

Fuel modification zones identified in the FPEP shall be established and maintained prior to events. Parking and camping areas shall be mowed and kept free of tall or grass-like vegetation. Firebreaks identified in the FPEP shall be maintained for the duration of events.

WILD-3: Emergency Access and Egress Standards

Designated emergency access routes shall be inspected and maintained prior to events to ensure adequate width, clearance, and surfacing for emergency vehicles. Gates shall be unlocked or equipped with access codes provided to responding agencies.

WILD-4: Fire Suppression Resources During Events

On-site fire suppression resources, including accessible water sources and water trucks as specified in the FPEP, shall be available during events. Coordination with CAL FIRE and DOHFPD shall occur prior to events to confirm readiness.

WILD-5: Evacuation Planning and Coordination

Evacuation procedures, including shelter in place recommendations as deemed appropriate, fire safety rules, and emergency communications shall be conveyed to attendees and staff through pre-event information, visible on-site signage, and staff briefings, and reinforced during events as necessary through public address announcements or direct staff communication, consistent with the Fire Protection and Evacuation Plan.

With incorporation of project design features, including the Fire Protection and Evacuation Plan reviewed and revised in coordination with CAL FIRE, DOHFPD, and Yuba County OES, and implementation of the mitigation measures identified above, wildfire-related impacts associated with emergency response, evacuation, ignition risk, and infrastructure would be *less than significant with mitigation incorporated*.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
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)?	☐	☒	☐	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

a) Based on the biological and wetland assessments conducted for the project, the project has been designed to avoid significant impacts on sensitive species and habitats. A 50-foot setback from Woods Creek, which was identified as a potential jurisdictional water feature in the Biological Assessment, will be maintained to prevent impacts to riparian habitats. Preconstruction surveys for nesting birds will be conducted if construction occurs during the nesting season.

With implementation of these measures, the project is not expected to substantially degrade the environment, reduce the habitat of fish or wildlife species, cause a wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of endangered species, or eliminate important examples of California history or prehistory. Accordingly, potential impacts would be *less than significant with mitigation*, as outlined in the applicable resource sections.

b) The project site is zoned for the proposed use, and cumulative impacts were evaluated in the Yuba County General Plan EIR. While other foreseeable projects in the area may result in similar

types of impacts, the project's impacts are limited in scope, temporary in nature, and subject to mitigation measures addressing traffic, fire safety, biological resources, noise, and waste management.

While other foreseeable projects in the region may contribute to cumulative environmental conditions, the project's impacts are individually limited and were evaluated within the broader planning framework established by the Yuba County General Plan EIR. The project does not result in cumulatively considerable impacts. Therefore, the proposed project would have *less than significant environmental effects with mitigation*.

c) The project has been designed to minimize potential adverse effects on human beings, both directly and indirectly. Measures addressing fire safety (including emergency access routes and coordination with CAL FIRE and the local fire protection district), on-site emergency management, waste collection, sanitation, traffic control, and event operations will be implemented to protect public health and safety.

With implementation of these measures and adherence to applicable County, State, and local requirements, the project would not result in substantial adverse effects on human beings. Accordingly, potential impacts would be *less than significant with mitigation*, as described throughout this document.

REFERENCES

1. Yuba County 2030 General Plan Environmental Impact Report, AECOM.
2. Yuba County 2030 General Plan, AECOM.
3. Yuba County Code of Ordinances, Municode Library, Adopted 2020
4. Yuba County Development Code 2015.
5. Yuba County Important Farmland Map 2012. California Department of Conservation.
6. Biological Survey, Prepared by Marcus H Bole & Associates, Marcus Boles, consulting Arborist, May 24, 2024.
7. North Central Information Center (NCIC) Response Letter, dated November 20, 2008.
8. Cultural Resources Inventory Survey, Prepared by Sean Michael Jensen, MA, April 17, 2024
9. Noise Study, Prepared by One Foot Production, November 1, 2024.
10. Richards Land and Cattle. *Fire Protection and Evacuation Plan, Richards Ranch Event Center (CUP-24-0003)*. Oregon House, California, November 2025.
11. Community Comment Letters, 2024.