

The County of Yuba

Community Development and Services Agency



DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: September 3rd, 2026

TO: Development Review Committee

FROM: Jacob Farmer, Planner II

RE: Tentative Parcel Map "TPM26-0003" (Russell)

REQUEST: The applicant is requesting approval of a Tentative Parcel Map to subdivide an existing 171.8-acre parcel into four (4) separate parcels for a property located at 3958 HWY 20 in the community of Browns Valley (APN: 006-100-140).

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) adopt the attached Initial Study and Mitigated Negative Declaration (IS/MND), Mitigation Monitoring and Reporting Program (MM), approving Tentative Parcel Map TPM26-0003 subject to making the necessary findings and the conditions of approval contained herein (Attachment 2).

BACKGROUND/DISCUSSION: The project site is located south of HWY 20, within the community of Browns Valley (APN 006-100-140). The property is currently zoned Agricultural Exclusive with a 40-acre minimum (AE-40) and designated Natural Resources (NR) by the Yuba County 2030 General Plan. Parcels 1 & 2 are proposed to be 40.1 acres in size Parcel 3 is proposed to be 41.2 acres in size and Parcel 4 is proposed to be 50.4 acres in size. The property is currently developed with horse arenas and stables, a modular home, and a 40x150 barn that will remain on Parcel 4.

Access to the site is via two existing access easements from HWY 20. The Tentative Map establishes the lot configuration and circulation network that support implementation of the existing zoning designation. The project site contains an existing complex of agricultural and residential improvements located near the eastern edge of the property. These structures include a modular home, barn, outbuildings, corrals, paddock areas, modular stables (approximately 40 feet by 150 feet), an arena, an agricultural equipment storage building, an agricultural well, an irrigation pond, and a septic tank and leach field system. A gravel road connects these structures to Browns Valley Road (State Route 20). All improvements were constructed between approximately 2005 and 2009 and are served by a domestic well and individual septic system. These existing structures are located entirely within what is proposed as Parcel 4 and Parcel 3.

The project site is currently operated as an active cattle ranch consisting primarily of grazed annual grassland, with embedded seasonal wetlands, vernal pool features, a linear drainage corridor, and a small perennial pond. The property was previously tilled and planted with grain

crops between 2019 and 2022. No grading, construction, or other ground-disturbing activities are proposed as part of this subdivision action. Existing agricultural use would continue following subdivision.

Environmental Health conditions require that wells serving 10% of the parcels be tested and meet minimum yield standards, that a file map documenting sewage disposal areas, soil mantles, and percolation test results be submitted for Parcels 1–4, that a 100-foot septic exclusion area be delineated around all rivers, streams, and ponds, and that all trash, debris, and inoperative vehicles be removed from the property. Building Department conditions require permits for all new construction and require the applicant to obtain as-built permits for existing unpermitted structures, including the expired manufactured home permit, cargo containers, and at least two agricultural buildings, prior to project approval. These requirements are directly tied to Condition 45, which requires that all expired permits and holds from all applicable departments be resolved prior to recordation of the Final Map, as the property currently has multiple outstanding holds. Accordingly, the Environmental Health and Building Department conditions must be satisfied before the Final Map can be recorded.

SURROUNDING USES:

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
Subject Property	Natural Resources	AE-40	Residential/Agricultural
North	Natural Resources	RE/RC	Residential/Commercial
East	Natural Resources	AR-10	Residential/Agricultural
South	Natural Resources	AE-40	Agricultural
West	Natural Resources	AE-40/RE	Vacant

All adjacent properties share the same Natural Resources (NR) General Plan designation as the subject property, with existing residential, agricultural, commercial, or vacant land uses. The property to the north is zoned RE/RC (Rural Estate/Rural Commercial) and supports a mix of residential and commercial uses, while the property to the east is zoned AR-10 (Agricultural Residential, 10-acre minimum) and is used for residential/agricultural purposes. The property to the south is zoned AE-40 (Exclusive Agricultural, 40-acre minimum), consistent with the subject property, and is used for agricultural purposes, while the property to the west is zoned AE-40/RE and remains vacant.

The majority of adjacent properties are developed with either rural residences or agricultural uses, making the proposed parcel split consistent with the area's land use patterns. The project would not alter the existing rural/agricultural character or demographics of the area and is therefore compatible with surrounding uses. The General Plan Land Use Diagram designates the subject property and surrounding parcels as NR, reinforcing the appropriateness of the proposed subdivision.

GENERAL PLAN/ZONING: The project site is located in the unincorporated area of Yuba County and is designated Natural Resources (NR) on the 2030 General Plan Land Use Diagram. The Natural Resources land use designation is intended to conserve and provide natural habitat, watersheds, scenic resources, cultural resources, recreational amenities, agricultural and forest resources, wetlands, woodlands, minerals, and other resources for sustainable use, enjoyment, extraction, and processing.

Appropriate uses within this designation include, but are not limited to: mining; agriculture, including viticulture and other types of cultivation; forestry; natural open space and nature preserves; mitigation banks, parks and recreational uses; public facilities and infrastructure, including levees and related facilities; and residential uses that are secondary to the primary natural resource-oriented use. The proposed subdivision of the 171.8-acre parcel into four agricultural parcels ranging from 40.1 to 50.4 acres is consistent with the intent of the NR designation, as the parcels will remain zoned AE-40 and will continue to support the property's existing cattle ranching operation, keeping agriculture as the primary land use while any residential use remains secondary and incidental to that use.

The project aligns with the General Plan's policies for maintaining agricultural land use within the Natural Resources designation, while ensuring that infrastructure and environmental considerations are addressed through the IS/MND review process.

The project complies with the following General Plan Policies:

- 1. Policy NR5.1: New developments that could adversely affect special-status species habitat shall conduct a biological resources assessment and identify design solutions that avoid such adverse effects.*

A Biological Resource Assessment (BRA) was conducted for the project site by Galea Biological Consulting (February 2026) and determined that potentially suitable habitat for two special-status species exist within the project area. The study reviewed multiple databases, including CNDDDB, CNPS, and USFWS IPaC, and determined that the Giant Garter Snake and Western Spadefoot Toad have potential to occur on-site due to the presence of a perennial pond, drainage corridor, seasonal wetlands, and vernal pools, while no suitable habitat was found for the remaining species identified in the regional records search (Valley Elderberry Longhorn Beetle, Tricolored Blackbird, California Black Rail, and Central Valley Steelhead). As a result, the project will have a less-than-significant impact with mitigation incorporated on special-status species and is consistent with this policy through implementation of Mitigation Measures 4.1 and 4.2, which establish non-development buffers and pre-construction survey requirements to avoid adverse effects on identified habitat.

- 2. Policy NR3.1: The County's zoning and development standards, including allowable uses and minimum lot sizes, will be designed to support agriculture-related economic activities and avoid conflict with ongoing viable agricultural operations.*

The project proposes to subdivide the 171.8-acre cattle ranch into four parcels ranging from 40.1 to 50.4 acres, each meeting the 40-acre minimum required under the AE-40 zoning district. No change of zone or general plan amendment is proposed, meaning the resulting parcels remain sized to support continued grazing and ranching operations rather than fragmenting the property into non-viable agricultural units.

3. *Policy NR3.11: Residential dwellings developed in cropland areas shall be secondary to, and supportive of ongoing agricultural operations.*

The property's existing residential improvements, including the modular home, barn, stables, arena, and associated outbuildings constructed between approximately 2005 and 2009, support the operation of the site as an active cattle ranch and are incidental to that primary agricultural use. No new residential development is proposed as part of this subdivision, and the resulting four parcels will remain zoned AE-40, continuing to support grazing and ranching operations as the primary land use. Because any future residential development on the individual parcels would remain secondary to the property's ongoing agricultural character, the project is consistent with Policy NR3.11.

As mentioned previously, the property is zoned AE-40. Pursuant to Chapter 11.05 of the Yuba County Development Code, the purpose of the Exclusive Agricultural (AE) zoning district is to:

1. Eliminate the encroachment of land uses that are incompatible with the long-term agricultural use of land.
2. Preserve agricultural land in order to conserve the County's economic resources that are vital for a healthy agricultural economy within the County.
3. Create standards for the AE district that maintain the vitality of the agricultural sector by retaining parcel sizes necessary to sustain viable agricultural operations, protecting agricultural practices and activities by minimizing land-use conflicts, and protecting agricultural resources by regulating land uses and development intensities in agricultural areas.
4. Prevent the unnecessary conversion of agricultural land to urban or other uses.

This proposed Tentative Parcel Map aligns with and fulfills the stated objectives of the AE-40 zoning district. It preserves agricultural land by creating four parcels ranging from 40.1 to 50.4 acres that retain the parcel sizes necessary to sustain the property's ongoing cattle ranching operation, while maintaining compatibility with surrounding agricultural uses. The project protects the long-term agricultural character of the area by ensuring that no change of zone or intensification of use is proposed and that the resulting parcels remain suited for continued agricultural production rather than urban or non-agricultural development. Additionally, the subdivision meets the minimum lot size requirements of the AE-40 district, ensuring that each parcel can accommodate on-site wells, septic systems, and necessary infrastructure without impacting neighboring agricultural operations.

ENVIRONMENTAL REVIEW: Staff has prepared a Mitigated Negative Declaration and Mitigation Monitoring Plan (Attachments 3 and 4) pursuant to the California Environmental Quality Act (CEQA) Section 15070(b)(1).

The proposed subdivision does not introduce new land uses or significant physical changes to the site. The project consists of subdividing the existing 171.8-acre parcel into four parcels ranging from 40.1 to 50.4 acres, consistent with the AE-40 zoning designation. The site consists primarily of grazed annual grassland with embedded seasonal wetlands, vernal pools, a drainage corridor, and a perennial pond that provide potentially suitable habitat for special-status species. Mitigation measures have been incorporated to ensure that potential impacts to biological resources are avoided, including non-development buffers around sensitive habitat features and pre-construction nesting bird survey protections. With these measures in place, the IS/MND concludes that the project will not result in significant environmental impacts, making it consistent with CEQA requirements.

As mentioned previously, a Biological Assessment was prepared by Galea Biological Consulting in February 2026, which identified potentially suitable habitat for Giant Garter Snake and Western Spadefoot Toad within the on-site drainage, perennial pond, seasonal wetlands, and vernal pools, but confirmed the absence of federally protected wetlands under Section 404 of the Clean Water Act, as no vernal pools, marshes, or other jurisdictional wetland resources qualify for such protection. A roadside ditch crosses the northern boundary of the site but is ephemeral in nature, does not support hydrophytic vegetation or hydric soils, and does not meet the criteria for a jurisdictional water feature. In addition, Yuba County Planning Department initiated AB 52 tribal consultation with the United Auburn Indian Community (UAIC) and Enterprise Rancheria; neither tribe responded within the statutory 30-day response period, and no archaeological or tribal cultural resources were identified through the records search or pedestrian survey. Nonetheless, in accordance with CEQA, Mitigation Measures 5.1 and 5.2 apply an Inadvertent Discovery Condition to the project, ensuring that if cultural materials or human remains are encountered during any future ground-disturbing activity, appropriate mitigation measures and notifications will be implemented.

The environmental document was circulated for the required 20-day review period and comments received to date are listed in the Department and Agency Review section of this staff report.

COMMENTS: Planning staff has received the following comment letters (Attachment 5):

- County Staff – The Public Works Department, Environmental Health Department, Building Department, and Code Enforcement Department have reviewed the project and provided comments and/or conditions of approval that are incorporated into the attached Conditions of Approval.
- PG&E – No Impact Letter.
- Caltrans – No comments.
- CalFire – Provided Fire Apparatus Access Requirements

FINDINGS: Projects are evaluated for consistency with the County's General Plan, conformance with the County's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or work in the area surrounding the project. In the case of addressing

project impacts to health, safety, and welfare, specific findings need to be met for each entitlement. Below are the findings for each project entitlement needed for project approval.

Tentative Parcel Map:

1. *The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, this Code, and other applicable provisions of the County Code. A proposed subdivision shall be considered consistent with the General Plan or a specific plan only when the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan;*

The proposed subdivision of the 171.8-acre parcel into four agricultural parcels ranging from 40.1 to 50.4 acres is consistent with the NR General Plan designation and the AE-40 zoning district, as all four parcels meet or exceed the required minimum lot size and no change of zone, general plan amendment, or intensification of use is proposed. The project preserves the property's agricultural character by maintaining the existing cattle ranching operation and retaining parcel sizes necessary to sustain viable agricultural use, consistent with General Plan Policies NR3.1 and NR3.11. Accordingly, the proposed subdivision, together with its provisions for design and improvement, is compatible with the objectives, policies, general land uses, and programs of the General Plan and Development Code.

2. *The design of the subdivision shall provide, to the extent feasible, for future passive and natural heating and cooling features in accordance with Section 66473.1 of the Subdivision Map Act; and*

While no new homes are currently proposed, the 40-acre minimum lot sizes provide ample space for optimal site planning. Any future residences can be positioned to maximize solar orientation for energy efficiency and take advantage of prevailing breezes for natural cooling.

3. *Water will be available and sufficient to serve a proposed subdivision with more than 500 dwelling units in accordance with Section 66473.7 of the Subdivision Map Act.*

The proposed development does not include more than 500 dwelling units.

Report Prepared By:

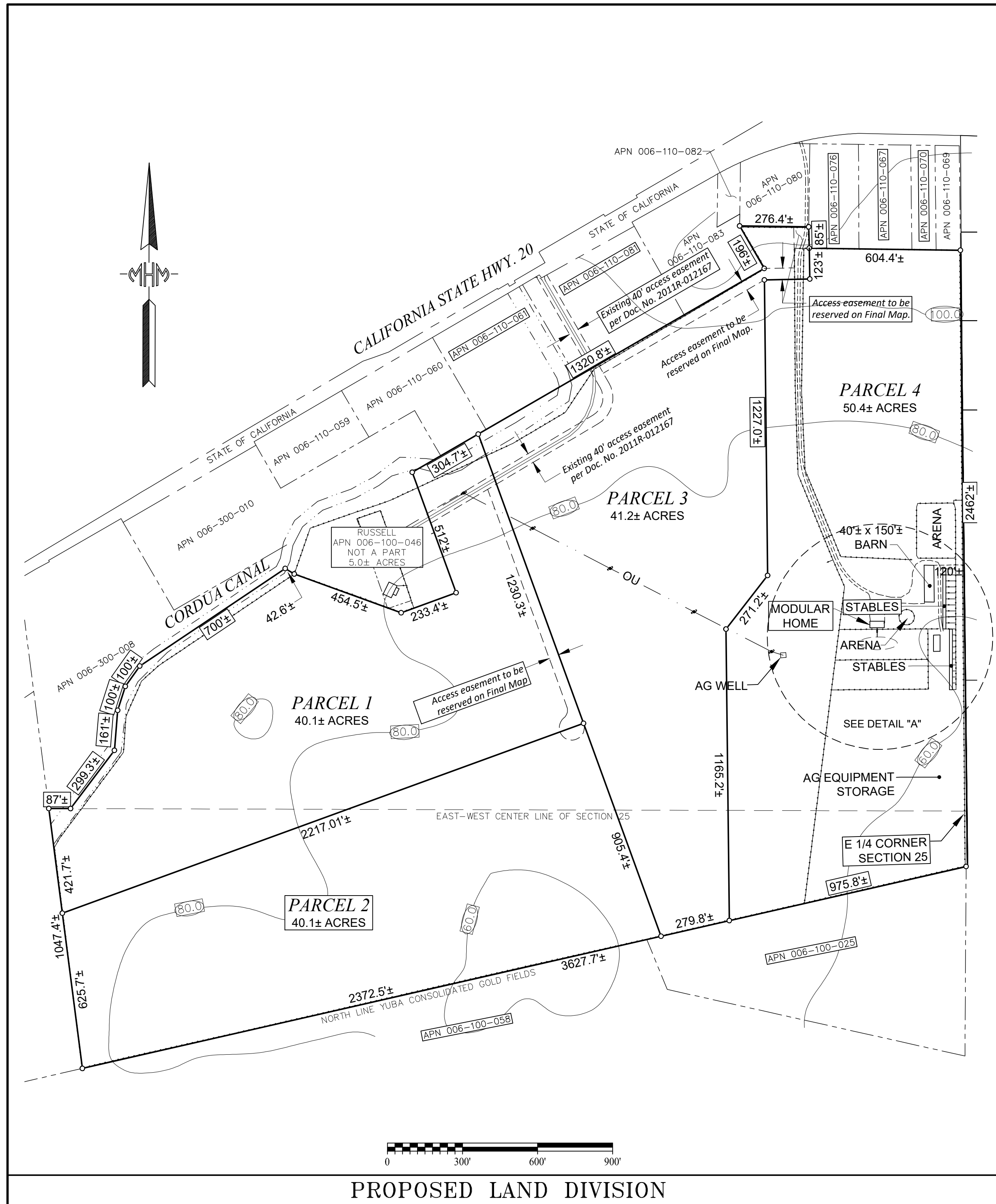
Jacob Farmer

Jacob Farmer
Planner II

ATTACHMENTS:

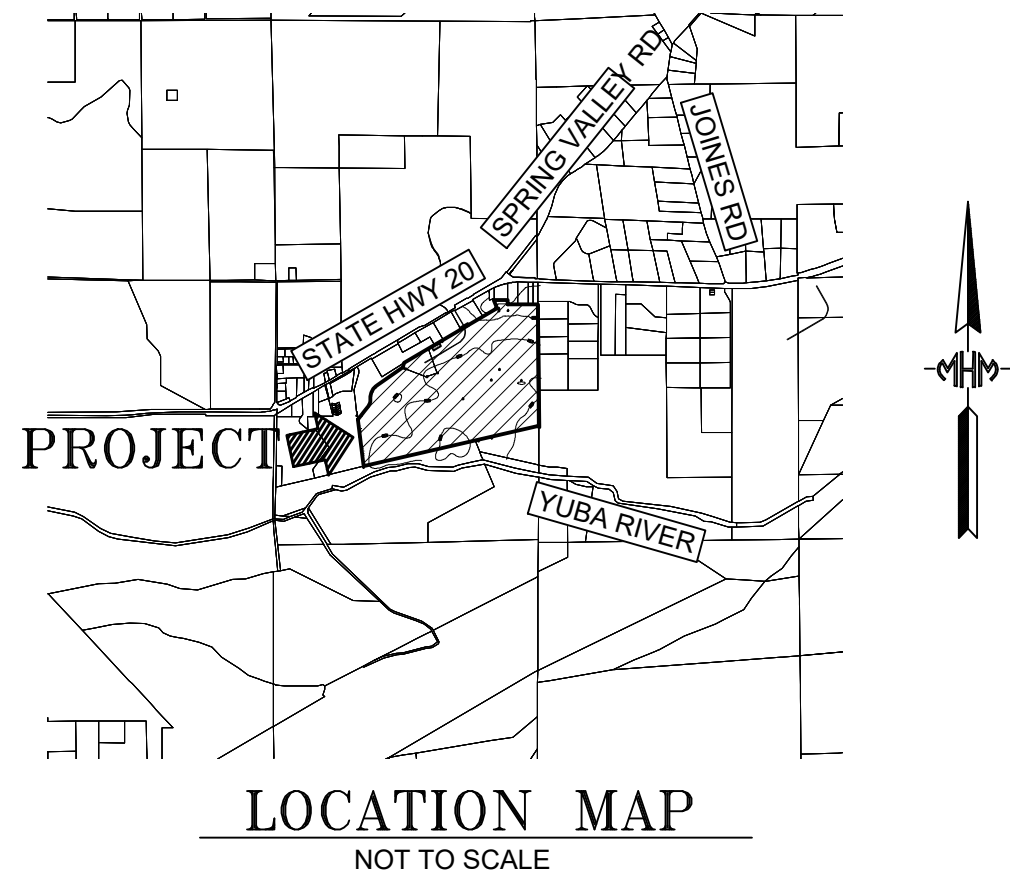
1. Tentative Parcel Map

2. Site Plan
3. Draft Conditions of Approval
4. Initial Study/Mitigated Negative Declaration
5. Mitigation Monitoring Plan
6. Comment Letters



LEGEND

- CALCULATED POINT
NOTHING FOUND OR SET
- (E) EXISTING
- BOUNDARY
- - - RECORD PARCEL LINES
- - - EXISTING FENCE LINES
- ASSESSOR'S PARCEL NUMBER
- TOP OF BANK
- CONTOUR LINE ELEVATION
- OVERHEAD UTILITIES



ENGINEER/SURVEYOR:

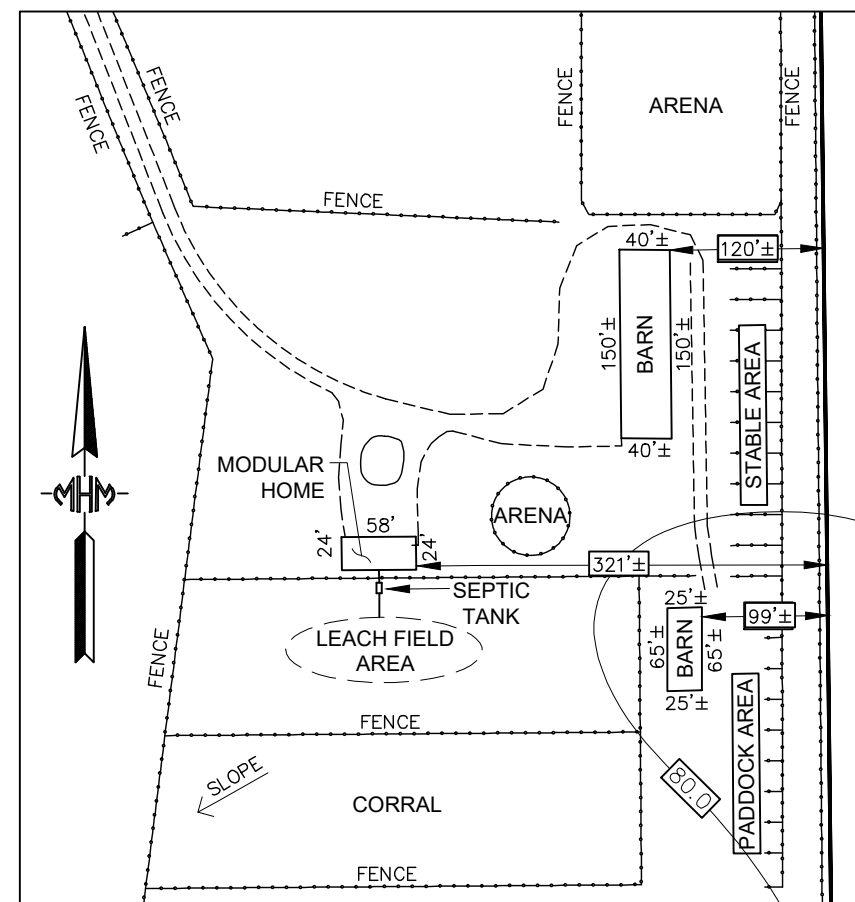
MHM, INC.
1204 "E" STREET
P.O. BOX "B"
MARYSVILLE, CA. 95901
PHONE (530) 742-6485
ATTN: ROGER HANLIN, PLS
rhanlin@mhm-inc.com

OWNER:

RUSSELL MIKE CONSTRUCTION, INC.
8772 Daguerre Point Drive
Marysville, CA 95901
PHONE: (530) 277-6923
ATTN: Mike Russell
mrussell4712@yahoo.com

APPLICANT:

MIKE RUSSELL
8772 Daguerre Point Drive
Marysville, CA 95901
PHONE: (530) 277-6923
mrussell4712@yahoo.com



GENERAL NOTES:

- WATER:
DOMESTIC WELL
- SEWER:
INDIVIDUAL SEPTIC TANK & LEACH FIELD SYSTEM
- DRAINAGE:
NATURAL DRAINAGE TO REMAIN AS EXISTS
- BUILDINGS:
BUILDING CONSTRUCTION ON APN 014-062-014
- EXISTING LAND USE:
RESIDENTIAL
- ZONE:
AE-40 (AGRICULTURE 40 ACRE MINIMUM)
- APN 006-100-024 AE-40
- EXISTING A.P. NUMBERS & AREAS
APN 006-100-024 171.8± ACRES
- PROPOSED AREAS:
PARCEL 1 40.1± ACRES
PARCEL 2 40.1± ACRES
PARCEL 3 41.2± ACRES
PARCEL 4 50.4± ACRES
- COMMUNICATIONS:
OWNER/APPLICANT & ENGINEER TO
RECEIVE ALL COMMUNICATIONS

TENTATIVE PARCEL MAP NO. 2026 -00

FOR
MIKE RUSSEL CONSTRUCTION, INC.
BEING A PORTION OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 4
EAST, MOUNT DIABLO MERIDIAN, YUBA COUNTY, CALIFORNIA.

COUNTY OF YUBA
CALIFORNIA
PREPARED BY: M.H.M. INC., 1204 "E" STREET, MARYSVILLE, CA. 95901
26-602
MARCH 2026
SCALE: 1"= 300'
SHEET 1 OF 1

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

Applicant/Owner: Mike Russell
APN: 06-100-140

Case Number: TPM26-0003
DRC Hearing Date: September 3rd, 2026

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

- I. After review and consideration, staff has prepared an initial study for the project and subsequent Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) Section 15070(b)(1) (DECISION TO PREPARE A MITIGATED NEGATIVE DECLARATION)
- II. Approve Tentative Parcel Map TPM26-0003 subject to the conditions below, or as may be modified at the public hearing, making the findings made in the Staff Report, pursuant to County of Yuba Title XI Sections 11.40.040.

GENERAL CONDITIONS

- 1) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.
- 2) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations, including the requirements provided by Chapter 11 of the Yuba County Development Code.
- 3) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County prior to filing of the Final Map.
- 4) This tentative parcel map may be effectuated at the end of the ten (10) appeal period which is September 13th, 2026. Tentative Parcel Map TPM26-0003 shall be designed in substantial conformance with the approved tentative map (Attachment 1) filed with the Community Development & Services Agency and as conditioned or modified below. Minor modifications to final configuration of the Final Map may be approved by the Community Development & Services Agency Director; however, the number of parcels shall not exceed that shown on the approved tentative map.
- 5) This tentative parcel map shall expire 36 months from the date of approval September 3rd, 2026 unless extended pursuant to Chapter 11.40.050 of the Yuba County Development Code.
- 6) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County. Failure to comply with this provision may be used as grounds for revocation of this permit.

PUBLIC WORKS DEPARTMENT:

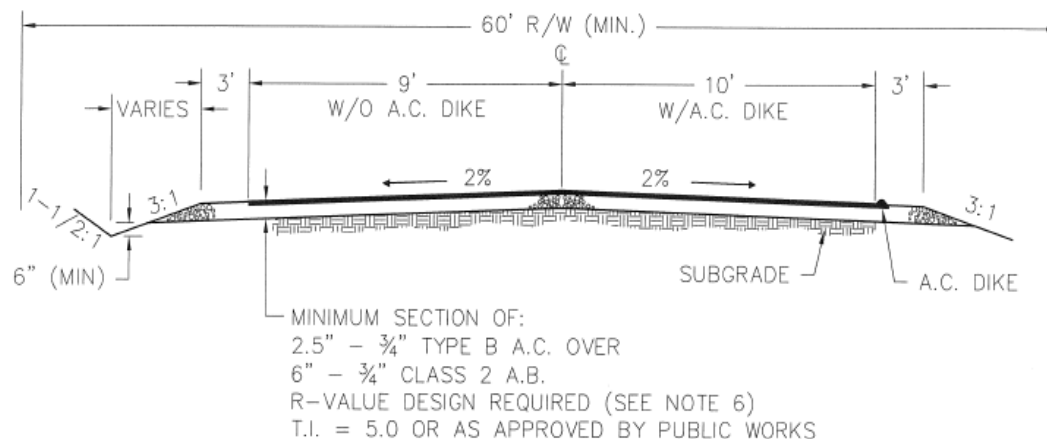
- 7) The Public Works Director may reasonably modify any of the Public Works conditions contained herein. The required street widths as stated herein shall take precedence over those as shown on the tentative map.

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- 8) Owner shall provide individual driveway easements to be reserved in deeds according to Yuba County Development Code Section 11.44.080: "Rural Lot Design Guidelines", each being at least 30 feet in width per subsection "E." of said code. Owner shall petition for access drives to be named in accordance with Chapter 9 of Yuba County Ordinance, sections 9.70.070, et al., when such drives access three or more parcels. Access drives shall be improved to meet the Yuba County Standard Detail Nos. 127 and 128 for "Rural Driveway" and include fire-safe features such as minimum lane widths and turnouts, as specified. The private easements for these driveways will be annotated on the map "to be reserved in deeds" until such time that the individual parcels are transferred or sold. Each driveway will be improved in accordance with the Yuba County Standard Specifications and be approved by the Public Works Director prior to final building permit issuance for the first parcel requiring its use.



(Refer to Drawing No. 121 for addition notes and requirements.)

- 9) Improvement plans, prepared in compliance with Sections 3 and 7 of the Yuba County Standards shall be submitted to and approved by the Public Works Department prior to any construction. The initial submittal shall also include the necessary calculations for all improvements and associated drainage facilities along with the appropriate plan checking fees based upon a preliminary engineer's estimate. The engineer's estimate shall include estimated costs for the construction of the road and drainage improvements, landscaping requirements (if any), and construction staking. Such approvals shall include the alignment and grades of roads and drainage facilities.
- 10) All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Standards and approved by the Yuba County Department of Public Works. Owner's contractor shall meet on-site with the Public Works Department representative prior to the commencement of work to discuss the various aspects of the project.
- 11) Owner or Owner's engineer shall submit a written certification to the Public Works Department that the improvements as required by the herein Conditions of Approval have been completed and have been constructed to the standards required by the Subdivision

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Ordinance and Standards of Yuba County or as may be approved or modified by the Public Works Department”.

- 12) Prior to the approval of any grading permit or improvement plans, owner must submit documentation demonstrating that all necessary permits and approvals have been obtained, which may include: a 404 permit from Army Corps of Engineers; including Section 7 consultation with the U.S. Fish and Wildlife Service, 401 certification from the Regional Water Quality Control Board, 2081/1602 permit, as necessary, from the California Department of Fish and Wildlife, and pre-construction surveys for special status species.
- 13) Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, it is required to obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More information may be found at <http://www.swrcb.ca.gov/stormwtr/construction.html>. Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as described by either the RWQCB or the State Water Regional Control Board (SWRCB). The SWPPP shall describe and identify the use of Storm Water Best Management Practices (BMP's) and must be reviewed by the Yuba County Public Works Department prior to the Department's approval of Improvement Plans or issuance of a Grading Permit for the project. See Yuba County's Stormwater Regulations for Construction Activities Procedures for details. According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and post-construction stormwater management measures for this project shall be in substantial compliance with the SWPPP.
- 14) Owner shall submit an erosion and sediment control plan for the project, designed by a registered civil engineer, to the Department of Public Works for review and approval prior to each phase of construction and/or grading permit. Erosion and sediment control measures shall conform to Section 11 of the Yuba County Improvement Standards and all Yuba County Ordinance Codes. Owner shall implement such erosion and sediment control measures as per the approved plan prior to construction or grading.
- 15) Any construction work within the State right-of-way shall be accomplished under an encroachment permit issued by Cal Trans.
- 16) Owner shall be responsible for giving 60 days' notice to the appropriate public utilities, i.e. PG&E, AT&T, Comcast, etc., prior to any new construction or development of this project.
- 17) Owner shall provide all necessary street signs and pavement markings, including, but not limited to, street name signs, stop signs, speed limit signs, stop legends, limit lines, and crosswalks, as required by the Public Works Department.

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- 18) The following road maintenance note applies to this division:
- “Access to the parcels created by this division and shown hereon as a right-of-way or easement to be reserved in deeds, or as an Offer of Dedication to the County of Yuba is not to be construed to indicate that a passable roadbed exists within the limits described in said deeded instruments or Offers of Dedication. Road construction or maintenance within these limits will not be accomplished or administered by any public agency and is solely the responsibility of the abutting landowners.”
- 19) Owner shall pay Parkland Dedication in-lieu fees at the time of map recording.
- 20) Owner, heirs or assigns of this property, or portions thereof, shall remove and/or relocate any fence(s) located within dedication(s) or offer(s) of dedication required by this division or within existing County easement(s) or right(s)-of-way which lies within or are adjoining this property. Any new fences installed shall be constructed outside the limits of dedications or offer(s) of dedication required by this division, existing County easements or rights-of-way. Such fence removal or relocation is deferred until such time as the then owner is directed by the Public Works Department of Yuba County to remove or relocate the fence(s).
- 21) Owner shall provide a concrete base or bases for the placement of a centralized mail delivery unit or units within the subdivision, or provide for mail delivery as directed by the United States Postal Service. Specifications and location(s) of such base(s) shall be determined pursuant to the applicable requirements of the Postal Service and the Yuba County Department of Public Works, with due consideration for street light location, traffic safety, security and consumer convenience. Such base(s) shall be located in a location suitable for USPS access. If applicable, owner shall provide a letter from the Postal Service to the County Surveyor stating that the location of the centralized mail delivery unit or units comply with their requirements and that they have no objection to the filing of the final map.
- 22) Approximate centerlines of all perennial streams or ditches within this division shall be shown on the Tentative Map.
- 23) All easements of record that affect this property are to be shown on the Final Map. Additionally, Owner shall provide public service easements as necessary for any existing overhead or underground utilities, sewer lines, waterlines, etc. which may provide service to any or all the lots being created by this final map. Such easements shall have a minimum width of 10 feet or larger as may be required by the service provider and shall be clearly identified by metes and bounds on the final map. Any relocation or rearrangement of the public service provider’s facilities to accommodate this project shall be at the Owner’s expense. Should a fire suppression system be required by the Fire Safe Planner for compliance with the Yuba County Fire Safe Standards and the Uniform Fire Code, which facilities may include a community water supply system, wells, water storage tanks, etc., Owner shall provide easements as necessary for such system for the benefit of each lot within the final map.

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- 24) Owner shall be required to pay all taxes, past and current, including those amounts levied as of January 1, but not yet billed, on the property prior to filing the Final Map.
- 25) Owner shall submit a current Preliminary Title Report or Subdivision Map Guarantee, in favor of Yuba County, PDF copies of the Final Map, closure calculations, and supporting documentation, and map checking fees to the County Surveyor, Department of Public Works, for checking, approval and filing of the Final Map. An updated Subdivision Map Guarantee shall be provided 1 week prior to filing the final map with the Yuba County Recorder.
- 26) Owner shall have the property surveyed and have corner monuments placed at all lot corners in conformance with requirements of the County Surveyor, chapter 11.41 of the Yuba County Ordinance Code and the California Subdivision Map Act (Government Code section 66410 and following).
- 27) Prior to submitting the final map to the Recorder's Office for filing, all outstanding County fees due to the Community Development and Services Agency departments shall be paid in full.
- 28) Owner shall submit a copy of the final map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures or other requirements. Before the final map can be filed with the Yuba County Recorder, a statement from the Planning Director which states that the final map is found to be in conformity with the Department's conditions of approval, mitigation measures and requirements shall be received by the County Surveyor.
- 29) Owner shall submit a copy of the final map for review by the Environmental Health Department for conformance with the Department's conditions of approval and other requirements. Before the final map can be filed with the Yuba County Recorder, a statement from the Environmental Health Department Director which states that the final map has been found to be in conformity with the Environmental Health Department conditions and requirements and that it is in conformance with the requirements of Chapter 7.07 of the Yuba County Ordinance Code shall be received by the County Surveyor.
- 30) Owner shall submit a copy of the parcel map for review by the appropriate Fire Protection Authority to determine conformance with the conditions of approval and the latest California Fire Code including the uniform fire requirements. Before the parcel map can be filed with the Yuba County Recorder, a letter from the Fire Protection Authority shall be submitted to the County Surveyor which states that the Fire Safe requirements have been met and that there are no objections to filing the parcel map. Should a fire suppression system (which may include a community water supply system, wells, water storage tanks, etc.) be required by the applicable Fire Protection Authority for compliance, Owner shall provide easements as necessary for such system for the benefit of each lot within the final map.

ENVIRONMENTAL HEALTH DEPARTMENT:

- 31) The following shall apply to all land divisions where domestic water is to be supplied by individual wells: Prior to final map wells will be required on 10% of the parcels to be developed

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YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE**

Applicant/Owner: Mike Russell
APN: 06-100-140

Case Number: TPM26-0003
DRC Hearing Date: September 3rd, 2026

that meet or exceed the requirements for creation of new parcels as outlined in Ordinance 1400, as it amends chapter 7.03 of Title VII of the Yuba County Ordinance Code regarding water wells.

All wells drilled to meet this requirement shall have a minimum yield of 2 gallons per minute if tested with the airlift method and 3 gallons per minute if a production test is run. If a well is drilled that does not meet these standards it can be destroyed or placed inactive until used and a replacement well drilled. Before approval of test wells, a well log, a drillers report on production and lab tests must be submitted for each test well

The following statement shall also apply to this division:

"There is no assurance that underground water sources exist within the limits of the hereon shown parcel(s) which will be adequate in sufficient quantity or quality to meet future needs. Developer(s) of the parcel(s) herein created will be responsible for demonstrating that adequate on-site water is available for the proposed use of the parcel(s). Surface water (i.e. Springs, Creeks, Irrigation ditch's, etc.) is not an approved domestic potable water source."

- 32) Owner shall submit a file map to Environmental Health showing that parcel(s) 1-4, contain the minimum useable sewage disposal area, as established by the Yuba County Sewage Disposal Ordinance, 7.07. File map shall also show the precise location of all existing sewage disposal systems, and shall clearly identify the location of all soil mantles and percolation tests. This file map shall also show contour, slope, all bodies of water (seasonal and year-round), water wells, and all existing structures. Furthermore, a 100' septic exclusion area (as measured from the seasonal high water line) shall be delineated around all rivers, streams, and ponds.
- 33) All soil profiles must be witnessed by Environmental Health Department staff. Schedule soil profile appointments with Environmental Health Department staff in advance of the testing.
- 34) Owner shall submit the results of soils studies for parcel(s) 1-4, for Environmental Health review and approval conducted in accordance with the Yuba County Sewage Disposal Ordinance, Chapter 7.07.
- 35) All existing trash and debris shall be removed from the subject site.
- 36) The total minimum useable sewage disposal area shall be delineated for parcel(s) 1-3, on a separate document (Yuba County Health Certificate), recorded and cross referenced to the recorded final map.
- 37) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
- 38) All abandoned or inactive wells on the subject site shall be destroyed or maintained in accordance with the "Water Well Standards: State of California, Bulletin 74-81". Environmental Health Division-Conditions of Approval.
- 39) All proposed wells and septic systems shall comply with Yuba County Environmental Health Department standards.

BUILDING DEPARTMENT:

- 40) All new/proposed buildings and structures shall obtain a building permit prior to construction.

**DRAFT CONDITIONS OF APPROVAL
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- 41) All new/proposed development must meet applicable requirements of most current adopted version of the California Code of regulations, Title 24, and Yuba County Ordinance Code Title X, which includes, but is not limited to: Building, Plumbing, Electrical, Mechanical, Accessibility and Fire Code requirements.
- 42) All existing unpermitted buildings and structures must obtain as-built building permits prior to final approval of conditions. This includes the expired manufactured home permit, cargo containers, and at least two agricultural buildings, prior to project approval. See Building Department for as-built application requirements.

CODE ENFORCEMENT:

- 43) No person or entity shall cause, permit, maintain, conduct or otherwise allow a public nuisance to exist upon any property within the unincorporated area of the County as defined by the Yuba County.
- 44) No person or entity while making use of their special agricultural entitlement shall cultivate marijuana or hemp in violation of the Yuba County Ordinance Code. Violations related to marijuana or hemp shall have a daily Administrative Penalty imposed immediately upon the issuance of an Order to abate the public nuisance.
- 45) Applicant must satisfy all expired permits and holds from all departments prior to recording final map as there are multiple holds on the property.

PLANNING DEPARTMENT:

- 46) Minor modifications to the final site configuration may be approved by the Community Development & Services Agency Director.
- 47) Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense or as agreed by PG&E. There shall be no building of structures under or over any PG&E facilities or inside any PG&E easements that exist within the subject area.
- 48) The subject property shall consistently remain void of excessive junk, trash & debris.
- 49) Operator shall meet all requirements of the Feather River Air Quality Management District.
- 50) Satisfy the Mitigation Monitoring Plan for the project in accordance with the California Environmental Quality Act.
- 51) Should any prehistoric or historic artifacts, including human remains be exposed during construction and excavation operations, work shall cease and the Community Development & Services Agency shall be immediately notified and will ensure adherence to CEQA Guideline Section 15064.5(e). If apparent human remains are exposed, the County Coroner shall be consulted to determine whether any such materials require special treatment prior to resuming construction.

CAL FIRE:

- 52) The applicant shall provide a minimum of 12 feet of unobstructed width for all single-lane roads.
- 53) The applicant shall provide a minimum of 20 feet of unobstructed width for all two-lane roads.

**DRAFT CONDITIONS OF APPROVAL
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-
- 54) The applicant shall maintain a minimum vertical clearance of 13 feet 6 inches at all times.
 - 55) The applicant shall provide turnouts on roads less than 20 feet in width at approximately 800-foot intervals, or as otherwise approved, designed to allow two fire apparatus to safely pass.
 - 56) The applicant shall ensure that dead-end roads do not exceed 1 mile in length and provide approved turnarounds for any dead-end road exceeding 150 feet in length.
 - 57) Turnarounds shall be designed to accommodate fire apparatus and may include hammerhead, cul-de-sac, or approved "Y" configurations.
 - 58) All access roads shall be all-weather and capable of supporting a minimum of 75,000 pounds.
 - 59) The applicant shall ensure that road grades do not exceed 16%, unless grades up to 20% are approved with appropriate mitigation measures.
 - 60) Addresses shall be clearly visible from the roadway and constructed of durable, reflective materials and road names shall be posted at all intersections.
 - 61) A minimum of 10 feet of horizontal clearance on each side of the roadway and 13 feet 6 inches of vertical clearance shall be maintained to ensure safe apparatus access.
 - 62) Cal Fire reserves the right to require additional mitigation measures at any time, based on site-specific conditions or changing fire protection and access requirements, to ensure adequate fire protection and emergency access.

Yuba County CDSA

Jacob Farmer

Jacob Farmer
Planner II

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	INITIAL STUDY/MITIGATED NEGATIVE DECLARATION TPM26-0003 (Russell)
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Project Title:	Tentative Parcel Map TPM26-0003 (Russell)
Lead Agency Name and Address:	County of Yuba Planning Department 915 8 th Street, Suite 123 Marysville, CA 95901
Project Location:	3958 HWY 20, Browns Valley, CA Assessor Parcel Numbers: 006-100-140
Applicant/Owner	Mike Russell 8772 Daguerra Point Drive Browns Valley, CA 95901
General Plan Designation(s):	Natural Resources (NR)
Zoning:	“AE-40” Agricultural Exclusive with a 40-acre minimum
Contact Person:	Jacob Farmer, Planner II
Phone Number:	(530) 749-5432
Date Prepared	June 2026

Project Description

The applicant, Mike Russell, is requesting approval of a Tentative Parcel Map (TPM26-0003) to subdivide an approximately 171 acre parcel into four (4) parcels. Parcels 1 & 2 are proposed to be 40.1 acres in size Parcel 3 is proposed to be 41.2 acres in size and Parcel 4 is proposed to be 50.4 acres in size. The property is currently developed with a horse arenas and stables, a modular home, a 40x150 barn that will remain on Parcel 4. Access to the site is via two existing access easements from HWY 20. The Tentative Map establishes the lot configuration and circulation network that support implementation of the existing zoning designation.

The project site is located south of HWY 20, within the community of Browns Valley (APN 006-100-140). The property is currently zoned Agricultural Exclusive with a 40-acre minimum (AE-40) and designated Natural Resources (NR) by the Yuba County 2030 General Plan.

The project site contains an existing complex of agricultural and residential improvements located near the eastern edge of the property. These structures include a modular home, barn, outbuildings, corrals, paddock areas, modular stables (approximately 40 feet by 150 feet), an arena, an agricultural equipment storage building, an agricultural well, an irrigation pond, and a septic tank and leach field system. A gravel road connects these structures to Browns Valley

LEGEND

- CALCULATED POINT
NOTHING FOUND ON SET
- EXISTING
- BOUNDRY
- SECOND PARCEL LINES
- EXISTING FENCE LINES
- ASSESSOR'S PARCEL NUMBER
- TOP OF BANK
- CONTOUR LINE ELEVATION
- OVERLAP UTILITIES

ENGINEER/SURVEYOR:

WILLIAM
3001 E STREET
PO BOX 71
MARIETTA, GA 30060
ATTN: BOB WILSON, PLS

OWNER:

ROSEL LANE CONSTRUCTION, INC.
8772 BROADWAY DRIVE
MARIETTA, GA 30067
PHONE (404) 277-6023
ATTN: DANIELA

APPLICANT:

WILLIAM
8772 BROADWAY DRIVE
MARIETTA, GA 30067
PHONE (404) 277-6023
ATTN: DANIELA

GENERAL NOTES:

- WATER: DRAINAGE WELL
- SEWER: INDIVIDUAL SEPTIC TANK & LEACH FIELD SYSTEM
- DRAINAGE: 10' TYPICAL DRAINAGE TO REMAIN AS EXISTING
- UTILITIES: ALL UTILITIES TO BE MAINTAINED AS EXISTING
- ROADS: ALL PAVED CONSTRUCTION ON MAIN HIGHWAY
- LANDSCAPE: PLANTING TO BE MAINTAINED AS EXISTING
- ROADS: ALL PAVED CONSTRUCTION ON MAIN HIGHWAY
- LANDSCAPE: PLANTING TO BE MAINTAINED AS EXISTING

PROJECT LOCATION MAP

NOT TO SCALE

TENTATIVE PARCEL MAP

NO. 2026-00

PREPARED BY: MARIETTA CONSTRUCTION, INC.
BEING A PORTION OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 1 EAST, MOUNT DIABLO MERIDIAN, VALLEJO COUNTY, CALIFORNIA

COUNTY OF VALLEJO

DATE: MARCH 2020

SCALE: 1" = 500'

SHEET: 1 OF 1

Environmental Setting

The project area encompasses approximately 171.8 acres of agricultural land located along Browns Valley Road, north of the City of Marysville, in Yuba County, California. The property lies within the Sacramento Valley physiographic region and is characterized by relatively flat to gently rolling topography typical of the valley floor and adjacent foothill transition zones. The site is designated Agricultural in the Yuba County 2030 General Plan and zoned AE-40 (Agriculture, 40-Acre Minimum).

The project site is currently operated as an active cattle ranch and consists primarily of grazed annual grassland dominated by non-native annual grasses and ruderal forbs. Embedded within the pasture are seven small vernal pools, seasonal wetlands, four minor drainages, and one primary linear drainage corridor that supports emergent rush vegetation (*Juncus* spp.) and contains a small perennial pond approximately 10 yards in width. The Yuba River is located approximately one mile south of the property and represents the nearest major riparian corridor and anadromous fish-bearing waterway. Surrounding land uses consist primarily of agricultural operations, including irrigated pasture and rice cultivation, as well as levee systems and rural residential properties.

The climate of the project area is Mediterranean, with cool, wet winters and hot, dry summers. Annual precipitation averages approximately 18–25 inches, occurring almost entirely between November and March. Summer temperatures frequently exceed 95°F, with periodic heat events surpassing 105°F.

Other public agencies whose approval or permits may be required include:

- Regional Water Control Board (for grading activities exceeding 1 acre, if applicable)
- Yuba County Building Department (building permits, if applicable)
- Yuba County Public Works Department (roadway and public improvements)
- California Department of Fish and Wildlife (Streambed Alteration Agreement, if applicable)
- U.S. Army Corps of Engineers (Section 404 permit, if applicable)
- Feather River Air Quality Management District (fugitive dust control)

Environmental Factors Potentially Affected:

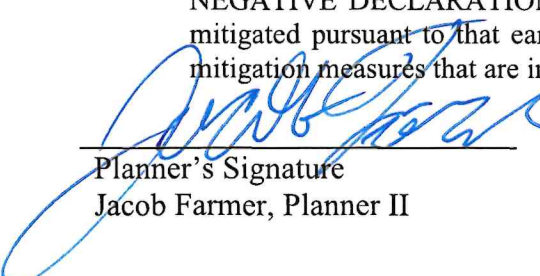
The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages:

- | | | |
|---|---|--|
| ☐ 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

Jacob Farmer, Planner II

6/1/2026

Date

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Tentative Parcel Map TPM26-0003 (Russell), 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. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.
- 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) "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.
- 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).
 - 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.
 - 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

- 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) The project site is an active cattle ranch in rural Yuba County. The property does not contain or adjoin any designated scenic vistas. No structures, roads, or grading are proposed. Future development on individual parcels would be subject to County review. The impact will result in a *less than significant impact*.

b) The project area consists of open agricultural rangeland with no landmark trees, rock outcroppings, or historic buildings of scenic value. The site is not located along a state scenic highway. The impact will result in a *less than significant impact*.

c) The proposed subdivision does not involve any physical alterations to the site. The existing agricultural character would be maintained. The impact will result in a *less than significant impact*.

d) No construction, structures, or lighting are proposed as part of the subdivision. Future development on individual parcels would be subject to County standards for lighting design. The impact will result in a *less than significant impact*.

II. AGRICULTURE AND FORESTRY RESOURCES

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

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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) The Yuba County Important Farmland Map from 2012, prepared by the Department of Conservation's Farmland Mapping and Monitoring Program, classifies the project site as "Grazing Land" which is defined as Land on which the existing vegetation is suited to the grazing of livestock. This category is used only in California and was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. Because the site is not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, the proposed

subdivision would not result in the conversion of regulatorily significant farmland to non-agricultural use. Therefore there would be *less than significant impact with mitigation incorporated*.

b) The property is zoned AE-40 and will keep that zoning designation. The property is not under a Williamson Act contract, as Yuba County has not established a Williamson Act program. There would be *no impact*.

c) and d) The project site consists entirely of agricultural grassland and rangeland. No forest land, timberland, or timberland zoned Timberland Production is present on or near the project site. There would be *no impact*.

e) The proposed subdivision creates four separate legal parcels that will remain zoned as AE-40, which will not involve other changes in the existing environment or result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore there would be *no impact*

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?	☐	☒	☐	☒
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

The project site is located within the Feather River Air Quality Management District (FRAQMD). Yuba County is currently designated as non-attainment for ozone and particulate matter (PM_{2.5} and PM₁₀) under the California Ambient Air Quality Standards.

a) In 2018, an update to the 2010 Air Quality Attainment Plan was prepared for the Northern Sacramento Valley Air Basin (NSVAB), which includes Yuba County. The plan proposes rules and regulations that would limit the amount of ozone emissions, in accordance with the 1994 State Implementation Plan (SIP) for ozone. The 2018 update summarizes the feasible control measure adoption status of each air district in the NSVAB, including the Feather River Air Quality Management District (FRAQMD). The 2018 update was adopted by the FRAQMD, and development proposed by the project would be required to comply with its provisions. The 2018 Plan is available here: <https://www.fraqmd.org/california-air-quality-plans>.

The Air Quality Attainment Plan also deals with emissions from mobile sources, primarily motor vehicles with internal combustion engines. Data in the Plan, which was incorporated in the SIP, are based on the most currently available growth and control data. The project would be consistent with this data. As is stated in the guidelines of FRAQMD, projects are considered to have a significant impact on air quality if they reach emission levels of at least 25 pounds per day of reactive organic gases (ROG), 25 pounds per day of nitrogen oxides (NO_x), and/or 80 pounds per day for PM₁₀. It is expected that motor vehicle traffic, the main source of ozone precursor emissions, generated by this limited unmanned development would not substantially add to the

ozone levels to the extent that attainment of the objectives of the Air Quality Attainment Plan would not be achieved. Therefore, impacts to air quality plans would be *less than significant*.

b) The California Air Resources Board provides information on the attainment status of counties regarding ambient air quality standards for certain pollutants, as established by the federal and/or state government. As of 2010, Yuba County is in non-attainment-transitional status for state and national (one and eight hour) air quality standards for ozone, and state standards for particulate matter less than 10 microns in diameter (PM10). The County is in attainment or unclassified status for all other pollutants for which standards have been established.

Under the guidelines of FRAQMD, projects are considered to have a significant impact on air quality if they reach emission levels of at least 25 pounds per day of reactive organic gases (ROG), 25 pounds per day of nitrogen oxides (NOx), and/or 80 pounds per day for PM10. ROG and NOx are ingredients for ozone.

Mitigation Measure 3.1

- Implement FRAQMD Fugitive Dust Plan
- Implement FRAQMD standard construction phase mitigation measures. (www.fraqmd.org/)

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

- c) Construction associated with future development is expected to generate a limited amount of PM10, mainly dust and possible burning of vegetation. Rule 3.16 of FRAQMD Regulations requires a person to take “every reasonable precaution” not to allow the emissions of dust from construction activities from being airborne beyond the property line. Reasonable precautions may include the use of water or chemicals for dust control, the application of specific materials on surfaces that can give rise to airborne dust (e.g., dirt roads, material stockpiles), or other means approved by FRAQMD. FRAQMD Regulations Rule 2.0 regulates the burning of vegetation associated with land clearing for development of single-family residences. Enforcement of these rules would reduce the amount of PM10 that would be generated by development on the project site. Additionally with mitigation measure, **MM3.1**, prior to the issuance of any grading, improvement plan, or building permit a Fugitive Dust Permit will be required to be obtained from FRAQMD. Therefore, construction related impacts to the air would be *less than significant with mitigation incorporated*.
- d) The project is not expected to create objectionable odors. The project does not propose a backup propane generator and therefore would not generate additional odors that are not already common for the area due to its rural location. Therefore, there would be *no impact* related to odors.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

IV. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than 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 Biological Assessment was prepared by Galea Biological Consulting (Frank Galea, Certified Wildlife Biologist) in February 2026. The assessment evaluated the approximately 171-acre property, which operates as an active cattle ranch near Marysville. The site consists primarily of grazed annual grassland with embedded seasonal wetlands, vernal pools, a linear drainage corridor supporting emergent rush (*Juncus* spp.) vegetation, and a small perennial pond. No riparian woodland, forested habitat, or patches of brush occur on-site. The Yuba River is located less than one mile south.

Special-Status Species

A review of the California Natural Diversity Database (CNDDB, 2026), USFWS IPaC, and field observations identified the following special-status species with potential to occur in the project vicinity:

- Giant Garter Snake (*Thamnophis gigas*) – Federally Threatened, California Threatened
- Western Spadefoot Toad (*Spea hammondi*) – Federal Candidate, California Species of Special Concern
- Tricolored Blackbird (*Agelaius tricolor*) – California Threatened
- California Black Rail (*Laterallus jamaicensis coturniculus*) – Federally Threatened, California Threatened
- Valley Elderberry Longhorn Beetle (*Desmocerus californicus dimorphus*) – Federally Threatened
- Central Valley Steelhead (*Oncorhynchus mykiss*) – Federally Threatened
- Vernal Pool Fairy Shrimp (*Branchinecta lynchi*) – Federally Threatened
- Dwarf Calicoflower (*Downingia pusilla*) – CNPS List 1B

No records of federal or state threatened or endangered wildlife species were confirmed in or near the project area during field reconnaissance conducted in January 2026. Potentially suitable habitat for Giant Garter Snake and Western Spadefoot Toad may be present within the on-site drainage, pond, and seasonal wetlands. No suitable habitat was identified for Valley Elderberry Longhorn Beetle, Tricolored Blackbird, California Black Rail, or steelhead. No elderberry shrubs were observed on-site.

Wetlands and Sensitive Plant Communities

Seven small vernal pools were identified across the property within shallow topographic depressions. In addition, four minor drainages and one primary drainage traverse the property. The primary drainage supports limited emergent vegetation and contains a small perennial pond. Two minor drainages terminate at a levee, forming seasonal wetland areas. One seasonal wetland along the southern boundary connects to a larger off-site wetland complex.

a) and b) The proposed project is limited to a legal subdivision and does not involve grading, vegetation removal, or construction. To protect potentially suitable habitat for Giant Garter Snake and Western Spadefoot Toad, the project proposes non-development buffers around all sensitive features. With implementation of the following mitigation measures, the impact will result in a *less than significant impact with mitigation incorporated*.

Mitigation Measure 4.1: Non-Development Buffers for Sensitive Biological Features

Prior to recordation of the Final Parcel Map, the applicant shall record a deed restriction establishing the following non-development buffers measured from the outer edge of each identified feature: (1) 100-foot non-development buffer around all seasonal wetlands, vernal pools, the primary on-site drainage, and the associated perennial pond; and (2) 50-foot non-development buffer around all minor drainages. No grading, construction, vegetation removal, or other ground-disturbing activities shall occur within these buffer areas. Any future development

within individual parcels that proposes ground-disturbing activities within or adjacent to the buffers shall require additional biological review and compliance with applicable state and federal regulations.

Mitigation Measure 4.2: Pre-Construction Nesting Bird Survey

If any future ground-disturbing activities are proposed on any of the created parcels between February 1 and August 31, a pre-construction nesting bird survey shall be conducted by a qualified biologist no more than 14 days prior to the initiation of work. If active nests are found, a no-disturbance buffer shall be established around each nest and maintained until nesting is complete, as determined by the qualified biologist.

c) The Biological Resources Assessment (February 2026) confirmed that the Project Area does not contain federally protected wetlands as defined by Section 404 of the Clean Water Act. The roadside ditch along the northern boundary is ephemeral in nature, does not support hydrophytic vegetation or hydric soils, and does not qualify as a jurisdictional water feature. No vernal pools, marshes, or other wetland resources are present. Therefore, the impact will result in a ***less than significant impact***.

d) The Project Area is not located within a designated wildlife corridor and does not provide significant movement pathways for native resident or migratory species. No nursery sites or critical habitat features are present. Therefore, the project would not create barriers to wildlife movement or interfere with the use of native nursery sites, and the impact will result in a ***less than significant impact***.

e) The Project does not conflict with Yuba County General Plan Action NR 5.3 or other local ordinances intended to protect biological resources. The Project Area does not include resources protected by a tree preservation policy or other specific local regulations. Therefore, the project will result in ***no impact*** related to conflicts with a Habitat Conservation Plan or Natural Community Conservation Plan.

f) No habitat conservation plans or natural community conservation plans currently apply to the Project Area. Both Yuba and Sutter Counties ended participation in the proposed joint Yuba-Sutter NCCP/HCP, and the project site was not within the boundaries of that plan. Therefore, the impact will result in ***no impact***.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

V. CULTURAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) Three historic-era built environment resources were identified within the project area: a segment of the Cresta-Rio Oso 230kV Transmission Line (P-58-003499), a segment of the Cordua Canal (P-58-001755), and a road constructed circa 1959. None of these resources appear eligible for listing in the California Register of Historical Resources (CRHR) and are therefore not considered historical resources under CEQA. Because no historical resources are present and no ground-disturbing activities are proposed, the impact will result in a ***less than significant impact***.

b) A Cultural Resources Inventory and Evaluation Report was prepared by GEI Consultants, Inc. (December 3, 2025), including a records search at the NCIC, NAHC Sacred Lands File search, historic map review, Native American tribal consultation, and an intensive pedestrian survey (September 3–4, 2025). No archaeological resources were identified within the project area. Because the proposed action is limited to legal subdivision without ground-disturbing activities, no direct impacts to archaeological resources are anticipated. However, ground-disturbing activities during any future development carry the possibility of inadvertently uncovering buried archaeological materials. With implementation of the following mitigation measure, the impact will result in a ***less than significant impact with mitigation incorporated***

No cultural resources eligible for the California Register of Historical Resources were identified within the Project Area. However, ground-disturbing activities always carry the possibility of inadvertently uncovering buried archaeological materials or previously unidentified historic-era features.

Mitigation Measure 5.1: Accidental Discovery of Prehistoric or Historic Resources

Pursuant to CEQA Guidelines Section 15064.5(e), in the event of the accidental discovery or recognition of prehistoric or historic resources in an area subject to development activity, there

shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie similar resources until a qualified archaeologist evaluates the discovery. If human remains are discovered, the provisions of Mitigation Measure 5.2 shall apply. With implementation of this measure, the impact will result in a ***less than significant impact with mitigation incorporated.***

c) The cultural resources assessment did not identify paleontological resources within the project area. The project site is underlain by late Quaternary alluvial deposits that have low paleontological sensitivity. While the potential for encountering paleontological materials during future ground disturbance is low, it cannot be entirely eliminated. With implementation of Mitigation Measure 5.1, any inadvertently discovered materials would be evaluated by a qualified professional. The impact will result in a ***less than significant impact with mitigation incorporated.***

Mitigation Measure 5.2: Inadvertent Discovery of Paleontological Resources

If paleontological resources are inadvertently discovered during construction, all ground-disturbing activities within 50 feet of the find shall be halted until a qualified paleontologist evaluates the discovery. Recommendations for treatment and curation shall be developed in consultation with Yuba County. With implementation of this measure, the impact will result in a ***less than significant impact with mitigation incorporated.***

d) No evidence of human remains was identified within the Project Area during the cultural survey. However, in the event of inadvertent discovery during construction, State law (Health and Safety Code §7050.5; PRC §5097.98) requires that work cease, the County Coroner be contacted, and if the remains are determined to be Native American, that the NAHC and Most Likely Descendant be notified. With implementation of this measure, the impact will result in a ***less than significant impact with mitigation incorporated.***

Mitigation Measure 5.3: Inadvertent Discovery of Human Remains

If human remains are discovered during construction, work shall halt in the vicinity of the find, and the Yuba County Coroner shall be contacted immediately. If the remains are determined to be Native American, the NAHC shall be notified within 24 hours, and a Most Likely Descendant shall be identified and consulted in accordance with PRC §5097.98. With implementation of this measure, the impact will result in a ***less than significant impact with mitigation incorporated.***

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

VI. ENERGY	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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) and b) The proposed project is limited to a subdivision of existing agricultural land. No construction, structures, lighting, irrigation systems, or energy-consuming operations are proposed as part of this application. The existing improvements on the property currently use electricity and will continue to do so under the same service arrangement. The subdivision does not conflict with any state or local plan for renewable energy or energy efficiency. There would be *no impact*.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

VII. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Section 1803.5.3 to 1808.6 of the Currently Adopted California Building Code, creating substantial 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 geologic feature?	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

a) The Yuba County 2030 General Plan describes the potential for seismic activity potential within Yuba County as being relatively low and it is not located within a highly active fault zone. No Alquist-Priolo Earthquake Fault Zones are located within the County. The faults that are located within Yuba County are primarily inactive and consist of the Foothills Fault System, running south-southeastward near Loma Rica, Browns Valley and Smartsville. Faults within the

Foothill Fault System include Prairie Creek Fault Zone, the Spenceville Fault, and the Swain Ravine Fault. A *less than significant impact* from earthquakes is anticipated.

(ii) Within Yuba County, the Swain Ravine Lineament of the Foothills Fault system is considered a continuation of the Cleveland Hill Fault, the source of the 1975 Oroville earthquake. The Foothill Fault System has not yet been classified as active, and special seismic zoning was determined not to be necessary by the California Division of Mines and Geology. While special seismic zoning was not determined to be necessary, the Foothill Fault system is considered capable of seismic activity. In addition, the County may experience ground shaking from faults outside the County. Therefore, strong seismic ground shaking would result in a *less than significant impact*.

(iii) Ground failures, such as differential compaction, seismic settlement and liquefaction, occur mainly in areas that have fine-grained soils and clay. The project site subsurface materials consists of Sobrante-Auburn soils, and therefore is not of fine-grained soils and has a very low liquefaction probability. Furthermore, consistent with Yuba County 2030 General Plan Public Health & Safety policy HS 8.1 the proposed project would be constructed to meet all applicable State of California seismic building codes. Therefore, seismic related ground failure including liquefaction is not anticipated resulting in a *less than significant impact*.

(iv). The Yuba County General Plan identifies the area as one that has a low risk for landslides, and states that grading ordinances, adopted by Yuba County and based on Appendix J of the 2016 California Building Code, serve as effective measures for dealing with landslide exposure. Hazards associated with potential seismic and landslide result in a *less than significant impact*.

- b) Construction associated with the project would loosen soils on the site, and thus increase erosion potential. The area that would be disturbed on the project site at time of construction would likely be no greater than one acre and would be below the threshold requiring a National Pollutant Discharge Elimination System (NPDES) construction permit from the Regional Water Quality Control Board (RWQCB). Also as noted in the Air Quality section, construction activities would be subject to FRAQMD Rule 3.16, which regulates fugitive dust emissions. Therefore, substantial soil erosion and loss of topsoil would be a *less than significant impact*.
- c) The proposed project would not be subject to significant hazards associated with landslides, lateral spreading, liquefaction, or collapse. Activities that would cause subsidence include groundwater pumping and natural gas extraction. There are a number of wells in the project vicinity that are used to supply water for agricultural and residential uses. These wells will continue to be used in the future. There would be no water usage associated with the proposed project and the project would not significantly draw down aquifers in the areas to a level that would cause subsidence. Therefore, the project would have *no impact* to unstable soil, landslides, subsidence, liquefaction, or collapse.

- d) The Yuba County 2030 General Plan confirms (Erosion Potential Exhibit – HS7) that there are not expansive soils located near the project site. A standard requirement of the Public Works Department and the Building Official is the submittal of a Preliminary Soils Report prepared by a registered civil engineer based on test borings. If the preliminary report shows critically expansive soils or other soil problems, which, if left uncorrected, would lead to structural defects, a soils investigation of the site would be required. The Building Official may require additional soils testing, if necessary, and will result in a ***less than significant impact***.
- e) The proposed project is limited to a legal subdivision and does not include the installation of any new septic tanks or wastewater disposal systems; the existing individual septic system serving the on-site improvements would continue to be used without modification. Any future development on individual parcels would require a site-specific soils and percolation evaluation to confirm suitability for septic or alternative wastewater disposal systems at the time of development, consistent with Yuba County Environmental Health Department standards. Therefore ***no impact***.
- f) The proposed subdivision does not propose or involve any ground disturbances. Although the area is not widely known for such resources, it is crucial to consider the potential for unrecorded discoveries.

Mitigation Measures 5.1 and 5.2 from the Cultural Section requires monitoring during excavation and halting work if fossils or unique features are found. These MMs would minimize the risk. With these measures, impacts would be ***less than significant with mitigation measures***

VIII. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) **a)** Global Warming is a public health and environmental concern around the world. As global concentrations of atmospheric greenhouse gases increase, global temperatures increase, weather extremes increase, and air pollution concentrations increase. The predominant opinion within the scientific community is that global warming is currently occurring, and that it is being caused and/or accelerated by human activities, primarily the generation of “greenhouse gases” (GHG).

In 2006, the California State Legislature adopted AB32, the California Global Warming Solutions Act of 2006, which aims to reduce greenhouse gas emissions in California. Greenhouse gases, as defined under AB 32, include carbon dioxide, methane, nitrous oxide, hydro-fluorocarbons, perfluorocarbons, and sulfur hexafluoride. AB 32 requires the California Air Resources Board (ARB), the State agency charged with regulating statewide air quality, to adopt rules and regulations that would achieve greenhouse gas emissions equivalent to statewide levels in 1990 by 2020.

In 2008, the California Air Resources Board (CARB) adopted the Scoping Plan for AB32. The Scoping Plan identifies specific measures to reduce GHG emissions to 1990 levels by 2020, and requires ARB and other state agencies to develop and enforce regulations and other initiatives for reducing GHGs. The Scoping Plan also recommends, but does not require, an emissions reduction goal for local governments of 15% below “current” emissions to be achieved by 2020 (per Scoping Plan current is a point in time between 2005 and 2008). The Scoping Plan also recognized that Senate Bill 375 Sustainable Communities and Climate Protection Act of 2008 (SB 375) is the main action required to obtain the necessary reductions from the land use and transportation sectors in order to achieve the 2020 emissions reduction goals of AB 32.

SB 375 complements AB 32 by reducing GHG emission reductions from the State’s transportation sector through land use planning strategies with the goal of more economic and environmentally sustainable (i.e., fewer vehicle miles travelled) communities. SB 375 requires that the ARB establish GHG emission reduction targets for 2020 and 2035 for each of the state’s 18 metropolitan planning organizations (MPO). Each MPO must then prepare a plan called a

Sustainable Communities Strategy (SCS) that demonstrates how the region will meet its SB 375 GHG reduction target through integrated land use, housing, and transportation planning.

The Sacramento Area Council of Governments (SACOG), the MPO for Yuba County, adopted an SCS for the entire SACOG region as part of the 2035 Metropolitan Transportation Plan (MTP) on April 19, 2012. The GHG reduction target for the SACOG area is 7 percent per capita by 2020 and 16 percent per capita by 2035 using 2055 levels as the baseline. Further information regarding SACOG's MTP/SCS and climate change can be found at <http://www.sacog.org/2035/>.

While AB32 and SB375 target specific types of emissions from specific sectors, and ARBs Scoping Plan outlines a set of actions designed to reduce overall GHG emissions it does not provide a GHG significance threshold for individual projects. Air districts around the state have begun articulating region-specific emissions reduction targets to identify the level at which a project may have the potential to conflict with statewide efforts to reduce GHG emissions (establish thresholds). To date, the Feather River Air Quality Management District (FRAQMD) has not adopted a significance threshold for analyzing project generated emissions from plans or development projects or a methodology for analyzing impacts. Rather FRAQMD recommends that local agencies utilize information from the California Air Pollution Control Officers Association (CAPCOA), Attorney General's Office, Cool California, or the California Natural Resource Agency websites when developing GHG evaluations through CEQA.

GHGs are emitted as a result of activities in residential buildings when electricity and natural gas are used as energy sources. New California buildings must be designed to meet the building energy efficiency standards of Title 24, also known as the California Building Standards Code. Title 24 Part 6 regulates energy uses including space heating and cooling, hot water heating, ventilation, and hard-wired lighting that are intended to help reduce energy consumption and therefore GHG emissions.

The proposed project is limited to a subdivision and does not involve construction, grading, vehicle trip generation, or any activity that would directly or indirectly generate greenhouse gas emissions. The existing agricultural use of the property, including cattle ranching, would continue following subdivision. No conflict with any applicable greenhouse gas reduction plan or policy would result. There would be *no impact*.

b) Yuba County has prepared but not adopted a Resource Efficiency Plan that will address Greenhouse Gas emissions; however there is not a plan in place at this time. The project is consistent with the Air Quality & Climate Change policies within the Public Health & Safety Section of the 2030 General Plan therefore, the project does not conflict with any applicable plan, policy or regulation and will result in *no impact*.

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) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a) & b) There would be no routine transport, use, or disposal of hazardous materials or the release of hazardous materials into the environment related to this project. The project will not pose a significant risk in terms of emission of any electromagnetic radiation. The Federal Communications Commission (FCC) has produced a guide that ensures that antenna facilities (such as the one proposed) comply with safe limits of electromagnetic exposure for humans. To

ensure compliance with the FCC guidelines, the applicant hired Centerline, to evaluate the proposed projects compliance with human exposure to radio frequency (RF) electromagnetic fields. Centerline results were compared to the FCC radio frequency exposure rules as detailed in 47 CFR § 1.1307(b) to determine compliance with the MPE limits for General Population/Uncontrolled environments.

Centerline has performed theoretical modeling of the site using a software tool, RoofMaster®, which incorporates calculation methodologies detailed in FCC OET 65. RoofMaster® uses a cylindrical model for conservative power density predictions within the near field of the antenna where the antenna pattern has not truly formed yet. Within this area power density values tend to decrease based upon an inverse distance function. At the point where it is appropriate for modeling to change from near-field calculations to far-field calculations, the power decreases inversely with the square of the distance. The modeling is based on worst-case assumptions in terms of transmitter power and duty cycle. No losses were included in the power calculations unless they were specifically provided for the project.

In OET 65, a far field model is presented to calculate the spatial peak power density. The RoofMaster® implementation of this model incorporates antenna manufacturer's horizontal and vertical pattern data to determine the power density in all directions. This model yields the power density at a single point in space. In order to determine the spatial power density for comparison to the FCC limits, the average of several points calculated within the human profile (0-6') must be conducted. RoofMaster® calculates seven power density values between 0-6' above the specified study plane and performs a linear spatial average.

The theoretical calculations performed for this analysis yielded cumulative power density totals in all areas at ground level that are within the allowable federal limits for public exposure to RF energy. Therefore, the site is compliant with FCC rules and regulations. There would be a *less than significant impact* to surrounding land uses concerning hazardous materials and this project.

- c) The closest school to the proposed subdivision site is Browns Valley Elementary School, which is located about 3 miles from the project site. Given this distance, there would be no impact related to hazardous emissions or the handling of hazardous materials within one-quarter mile of an existing or proposed school. Therefore, there is *no impact* in this regard.
- d) The project site is not located on a site included on a list of hazardous materials sites compiled pursuant to [Government Code Section 65962.5](#). The site has historically been used for residential and agricultural purposes. Therefore, the project would not create a significant hazard to the public or the environment and there would be *no impact* to the environment from hazardous materials.
- e) The project site is located over 12 miles from the Brownsville Airport. Therefore, the project would have *no impact* on public or private airstrips.

f) No new roads or road improvements are proposed for this project that would interfere with the existing road system. Since there would be no major physical interference to the existing road system, there would be a less than significant impact with an emergency response or evacuation plan.

g) No interference with emergency response plans is anticipated. There would be ***no impact***

h) The project site is located within a Moderate fire hazard severity zone in a State Responsibility Area (SRA), but is not within a Very High or High Fire Hazard Severity Zone. The proposed project is limited to a legal subdivision and does not involve construction or new occupants, so it would not expose people or structures to wildland fire risk. Future development on individual parcels would be required to comply with applicable SRA fire safety standards at that time. Therefore, the project would result in ***no impact***.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

X. HYDROLOGY AND WATER QUALITY				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

The project site contains several sensitive hydrologic features documented in the February 2026 Biological Assessment, including seven small vernal pools, seasonal wetlands, four minor drainages, one primary drainage corridor, and a small perennial pond. The site is located in the Sacramento Valley and is adjacent to agricultural lands with levee systems. The Yuba River is located approximately less than one mile to the south.

a), and b) The project does not anticipate consuming water or interfering with ground water recharge. Furthermore, there are no water bodies that are in the immediate area that would be

affected by soil runoff caused by grading activities since no grading is anticipated as part of the project. The Yuba County Public Works Department will review and address any issues associated with grading activities. Therefore, it is anticipated that impacts to water quality, drainage patterns, subsurface water and soil erosion are anticipated to be a ***less than significant impact***.

c) i-iv) The proposed project is limited to a subdivision of the property into four agricultural parcels and does not include grading, construction, or the installation of any impervious surfaces. The existing domestic well and individual septic system serving the on-site improvements would continue to be used. Because no new impervious surfaces or groundwater extraction are proposed, existing percolation and groundwater recharge patterns across the site would remain unchanged. Therefore, there would be a ***less than significant impact***.

d) The proposed project is limited to a legal subdivision and does not involve the storage, use, or generation of hazardous materials or pollutants that could be released due to inundation, and no construction or new occupants are proposed at this time; Yuba County is an inland area not subject to tsunami or seiche, and any future development on individual parcels would be evaluated for flood hazard and pollutant release risk at the time of development. Therefore there is ***no impact***.

e) The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan because Yuba County has not adopted a water quality control plan or sustainable groundwater management plan. There would be a ***less than significant impact***.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XI. LAND USE AND PLANNING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 a 171-acre working cattle ranch in a rural agricultural area. No established community would be divided by the creation of four agricultural parcels. There would be ***no impact***.

b) The project proposes to subdivide APN 006-100-024 (171± acres) into four parcels ranging from 40± to 50± acres. The property is zoned AE-40 and designated Agriculture in the Yuba County 2030 General Plan. All four proposed parcels meet the 40-acre minimum lot size required by the AE-40 zoning district. No change of zone, general plan amendment, or intensification of land use is proposed. The existing agricultural use of the property would continue following subdivision. Because the proposed lot sizes conform to the applicable zoning standards and the subdivision is consistent with the General Plan agricultural designation, the project does not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The impact will result in a ***less than significant impact***.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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) and b) Exhibit GS-5, Mineral Resource Locations, of the Yuba County 2030 General Plan Geology and Soils Background Report, identify known and expected mineral resources within Yuba County, respectively. The project site is not located within an active mining area or a mineral resource zone in Exhibit GS-5. The project is expected to have ***no impact*** on mineral resources.

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) through c) The proposed project is limited to a legal subdivision and does not involve construction, equipment operation, vehicle trips, or any other noise-generating activities. The existing agricultural use of the property would continue following subdivision. The project site is not located within two miles of a public airport. No new noise-sensitive land uses (e.g., residences, schools) are proposed as part of this application. There would be ***no impact***.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XIV. POPULATION AND HOUSING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 involve the construction of homes or any infrastructure that would be required to foster population growth near the project area and there would not be an increase to the population. Therefore, there would be a *less than significant impact* to population growth

b) The project does not involve the removal of housing/businesses or the relocation of people who currently utilize the site and would not require the construction of replacement housing. Therefore, the project would have *no impact* to existing housing or the need for replacement.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XV. PUBLIC SERVICES**Would the project result in:**Potentially
Significant
ImpactLess Than
Significant
With
Mitigation
IncorporatedLess Than
Significant
ImpactNo
Impact

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) through e) The proposed project creates four agricultural parcels and does not involve construction of new structures, new residents, or intensification of land use. No new demand for fire protection, police protection, schools, parks, or other public facilities would result from the subdivision itself. The existing improvements on the property are already served by existing public services. There would be *no impact*

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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) and b) The proposed project does not include the construction of any housing and would not increase the demand for parks or recreational facilities. The project also does not include the construction of any new recreational facilities. Therefore, the project would have ***no impact*** to parks or recreational facilities

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XVII. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 is not located in an area where any plan, ordinance, or policy specifically measures the effectiveness of the performance of a circulation system, including multi-modal transportation (mass transit and non-motorized travel). As a result, the project will have ***no impact*** on circulation system performance.

b) Yuba County has not yet adopted specific VMT analysis guidelines. The project's transportation impact assessment follows the Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA, which uses metrics such as VMT per capita and per employee. Projects generating fewer than 110 trips per day are generally assumed to have less-than-significant impacts. Therefore impacts on VMT will be ***less than significant***.

c) The proposed subdivision does not involve any changes to roadway design, alignment, or access, and the existing gravel access road connecting the property to Browns Valley Road would remain unchanged; any incompatibility between future residential access and ongoing farm equipment use on neighboring agricultural parcels would be addressed at the time of individual parcel development through County road standards and site-specific review and would be considered ***less than significant***.

d) The proposed subdivision does not modify any existing roads, gates, or access points, and the existing gravel access roads connecting the property to Browns Valley Road would remain available for emergency vehicle access; any future development on individual parcels would be required to comply with County and fire district emergency access standards at that time. There would be ***no impact***.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less 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)?	☐	☐	☒	☐
i) 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	☐	☐	☒	☐
ii) 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

a) **i)-ii)** The lead agency, Yuba County Planning Department, initiated AB 52 consultation by routing the project to all California Native American tribes that have requested notification of discretionary projects within Yuba County, including the United Auburn Indian Community (UAIC) and Enterprise Rancheria. Neither the UAIC nor Enterprise Rancheria responded to the AB 52 notification within the 30-day statutory response period. As no tribe requested formal consultation, the AB 52 consultation process is considered complete. No tribal cultural resources were identified through the records search or pedestrian survey conducted as part of this project, and no mitigation measures were requested by any consulting tribe. Therefore, the project would result in a ***less than significant impact***.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) through e) The proposed project is a subdivision of agricultural land and does not involve construction of new structures, new residents, or intensification of land use. The existing improvements on the property are served by an on-site domestic well and individual septic system, which would remain in service. No new water supply, wastewater treatment, or solid waste disposal capacity is required as part of this subdivision. There would be ***no impact.***

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XX. WILDFIRE					
Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

a) through d) The project site is located in the Sacramento Valley floor and is not within a Very High Fire Hazard Severity Zone as designated by CAL FIRE. The property consists of flat agricultural land with no significant slopes. The proposed subdivision does not involve construction, infrastructure installation, or any activity that would exacerbate wildfire risk, impair emergency response, or expose people to post-fire hazards. There would be ***no impact***.

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) Does the project have the potential to substantially 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, substantially 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) Does the project have impacts that are individually limited, but cumulatively considerable?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

a) The proposed project is a legal subdivision of an existing 171.8-acre cattle ranch into four agricultural parcels without any ground-disturbing activities. Potentially suitable habitat for Giant Garter Snake and Western Spadefoot Toad exists within on-site drainages, the perennial pond, seasonal wetlands, and vernal pools. With implementation of Mitigation Measures 4.1 and 4.2, impacts to special-status species are expected to be avoided or minimized. No archaeological resources were identified within the project area; however, Mitigation Measures 5.1 and 5.2 ensure appropriate response to any inadvertent discovery of paleontological or historic-era resources. Yuba County Planning Department initiated AB 52 consultation with the United Auburn Indian Community (UAIC) and Enterprise Rancheria, neither of which responded within the statutory response period, thereby completing the AB 52 consultation process with no tribal cultural resources identified and no mitigation measures requested, and therefore the impact will result in a ***less than significant impact***.

b) The proposed subdivision is limited in scope and does not involve physical development. The creation of four agricultural parcels in an area of predominantly agricultural land uses is not anticipated to result in cumulatively considerable environmental effects. Mitigation Measure 2.1 ensures that the agricultural character of the individual parcels is protected through a recorded agricultural conservation deed restriction, reducing the potential for cumulative conversion of farmland. (Yuba County does not participate in the Williamson Act program, so no Williamson

Act-related mitigation is applicable.) Future development on individual parcels would be subject to separate environmental review. The impact will result in a ***less than significant impact***.

c) The proposed subdivision does not involve activities that would cause direct or indirect adverse effects on human beings. The property is located within a Moderate fire hazard severity zone in a State Responsibility Area but is not within a Very High Fire Hazard Severity Zone, and no construction or new occupants are proposed at this time. The impact will result in a ***less than significant impact***.

REFERENCES

- Galea Biological Consulting (Frank Galea, Certified Wildlife Biologist). Biological Assessment for Minor Subdivision, Russell Property, Browns Valley Road, Yuba County. APN #006-100-140-000. February 2026.
- GEI Consultants, Inc. (Andrea Nardin, MA; Amy Wolpert, MA; Caitlin Rankin, PhD, RPA; Andrew Young, MA; Madeline Bowen, MA). Cultural Resources Inventory and Evaluation Report, Yuba Ranch Cultural Survey Project, Yuba County, California. December 3, 2025.
- M.H.M. Inc. Tentative Parcel Map No. 2026-00__, Yuba Ranch, Yuba County, California. March 2026.
- California Department of Fish and Wildlife (CDFW). California Natural Diversity Database (CNDDB). February 2026.
- U.S. Fish and Wildlife Service (USFWS). Information for Planning and Consultation (IPaC). Accessed 2025–2026.
- California Native Plant Society (CNPS). Inventory of Rare and Endangered Plants of California. Accessed 2025–2026.
- California Department of Conservation. Farmland Mapping and Monitoring Program (FMMP). Important Farmland Map, Yuba County. Current edition.
- U.S. Geological Survey (USGS). 7.5-Minute Topographic Quadrangle, Browns Valley, CA. 1949, rev. 1976.
- Yuba County 2030 General Plan. County of Yuba Planning Department.
- California Environmental Quality Act (CEQA) Guidelines, California Code of Regulations, Title 14, Division 6.
- Federal Emergency Management Agency (FEMA). Flood Insurance Rate Map (FIRM). Yuba County, California.

**MITIGATION MONITORING PLAN
TPM26-0003 (RUSSELL)**

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MM 3.1 FRAQMD: - Implement FRAQMD Fugitive Dust Plan - Implement FRAQMD standard construction phase mitigation measures. (www.fraqmd.org/)		
Timing/Implementation <i>Prior to the issuance of any grading, improvement plan, or building permit.</i>	Enforcement/Monitoring Yuba County Building Department	
Performance Criteria Permit verification, or clearance documentation, from FRAQMD	Verification Cost N/A	
		Date Complete (If applicable)

MM 4.1 Non-Development Buffers for Sensitive Biological Features Prior to recordation of the Final Parcel Map, the applicant shall record a deed restriction establishing the following non-development buffers measured from the outer edge of each identified feature: (1) 100-foot non-development buffer around all seasonal wetlands, vernal pools, the primary on-site drainage, and the associated perennial pond; and (2) 50-foot non-development buffer around all minor drainages. No grading, construction, vegetation removal, or other ground-disturbing activities shall occur within these buffer areas. Any future development within individual parcels that proposes ground-disturbing activities within or adjacent to the buffers shall require additional biological review and compliance with applicable state and federal regulations.		
Timing/Implementation <i>Prior to recordation of the Final Parcel Map.</i>	Enforcement/Monitoring Yuba County Planning Department	
Performance Criteria N/A	Verification Cost N/A	
		Date Complete (If applicable)

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MM 4.2 Pre-Construction Nesting Bird Survey		
If any future ground-disturbing activities are proposed on any of the created parcels between February 1 and August 31, a pre-construction nesting bird survey shall be conducted by a qualified biologist no more than 14 days prior to the initiation of work. If active nests are found, a no-disturbance buffer shall be established around each nest and maintained until nesting is complete, as determined by the qualified biologist.		
Timing/Implementation <i>Prior to the start of any ground-disturbing activities proposed between February 1 and August 31.</i>	Enforcement/Monitoring Yuba County Planning Department	
Performance Criteria N/A	Verification Cost N/A	
		Date Complete (If applicable)

MM 5.1 Accidental Discovery of Prehistoric or Historic Resources:		
Pursuant to CEQA Guidelines Section 15064.5(e), in the event of the accidental discovery or recognition of prehistoric or historic resources in an area subject to development activity, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie similar resources until a qualified archaeologist evaluates the discovery. If human remains are discovered, the provisions of Mitigation Measure 5.3 shall apply.		
Timing/Implementation <i>Prior to the start of, and during, any future ground-disturbing activities.</i>	Enforcement/Monitoring Yuba County Planning Department	
Performance Criteria N/A	Verification Cost N/A	

**MITIGATION MONITORING PLAN
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MM 5.1 Accidental Discovery of Prehistoric or Historic Resources:		
Pursuant to CEQA Guidelines Section 15064.5(e), in the event of the accidental discovery or recognition of prehistoric or historic resources in an area subject to development activity, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie similar resources until a qualified archaeologist evaluates the discovery. If human remains are discovered, the provisions of Mitigation Measure 5.3 shall apply.		
		Date Complete (If applicable)

MM 5.2 Inadvertent Discovery of Paleontological Resources:		
If paleontological resources are inadvertently discovered during construction, all ground-disturbing activities within 50 feet of the find shall be halted until a qualified paleontologist evaluates the discovery. Recommendations for treatment and curation shall be developed in consultation with Yuba County.		
Timing/Implementation <i>Prior to the start of, and during, any future ground-disturbing activities.</i>	Enforcement/Monitoring Yuba County Planning Department	
Performance Criteria N/A	Verification Cost N/A	
		Date Complete (If applicable)

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MM 5.3 Inadvertent Discovery of Human Remains:		
If human remains are discovered during construction, work shall halt in the vicinity of the find, and the Yuba County Coroner shall be contacted immediately. If the remains are determined to be Native American, the NAHC shall be notified within 24 hours, and a Most Likely Descendant shall be identified and consulted in accordance with PRC §5097.98.		
Timing/Implementation <i>Prior to the start of, and during, any future ground-disturbing activities.</i>	Enforcement/Monitoring Yuba County Planning Department	
Performance Criteria N/A	Verification Cost N/A	
		Date Complete (If applicable)



Pacific Gas and Electric Company
Doug Snyder
Land Management
4101 Wible Road
Bakersfield, Ca. 93313

August 28, 2026

Jacob Farmer
County of Yuba Planning Department
915 8th Street
Marysville, Ca

Re: TPM26-0003, Yuba County, Ca.

Dear: Jacob,

Thank you for providing PG&E, the opportunity to review the above-mentioned project, which we received on April 15, 2026. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at 661.742.3890 or rds0@pge.com.

Sincerely,

Doug Snyder
Land Management