

The County of Yuba

Community Development and Services Agency



DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: December 4, 2025

TO: Development Review Committee

FROM: Veronica Brown, Planner I

RE: Tentative Parcel Map "TPM-25-0006" (Myers)

REQUEST: The applicant is requesting approval of a Tentative Parcel Map to subdivide a vacant parcel sized 9.28-acres into two parcels. The project site is located at 5101 Highway 20 Marysville (APN: 005-220-078).

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) make a determination that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions) and approve Tentative Parcel Map TPM-25-0006 subject to making the necessary findings and the conditions of approval contained herein (Attachment 2).

BACKGROUND/DISCUSSION: The 2030 General Plan designates the subject site land use as Rural Community and the zoning as Rural Commercial District (RC). The project site is situated west of the corner of Highway 20 and Marysville Rd in the community of Browns Valley, identified as Assessor's Parcel Number (APN) 005-220-078. The parcel is currently 9.28-acres in size. Parcel 1 is proposed to be 3.76-acres, and Parcel 2 is proposed to be 5.52-acres in size.

The primary access point for both proposed parcels will be from Browns Valley Rd. The western lot, designated as Parcel 1, includes a 40-foot easement for road and public utilities, and an ingress/egress easement. Parcel 1 currently houses a shop and Browns Valley RV, a commercial business for the storage of RVs. The eastern lot, Parcel 2, has a development ready pad and is equipped with a 40-foot ingress/egress easement along the front of the parcel to ensure adequate access for future established structure, as well as a proposed 40-foot drive for future access. Parcel 1 is served by a well, with a designated space for a future septic system (MUSDA). Parcel 2 does not have an established well, though it has an area designated for a future septic system (MUSDA). The existing pad and planned infrastructure setup supports potential future development. The inclusion of these easements and utility connections ensures that the parcels are well-prepared for both immediate and long-term development needs, promoting orderly growth within the Browns Valley community.

SURROUNDING USES:

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
Subject Property	Rural Community	RC	Vacant, Rural Commercial
North	Rural Community	RR-5	Rural Residential
East	Rural Community	RC	Rural Commercial
South	Rural Community	RC	Rural Commercial
West	Rural Community	RC	Rural Commercial

Surrounding properties have a wide range in size from 11.36-acres to 40.06-acres. These properties are zoned either as Rural Residential or Rural Commercial. The immediate adjacent properties are currently developed with either residences or commercial uses. The proposed use would not disturb the current demographics of this area and is, therefore, compatible with the surrounding uses. The General Plan Land Use Diagram has a General Plan designation of Rural Community for the subject property as well as surrounding parcels.

GENERAL PLAN/ZONING: The project site is located in the Browns Valley community and is designated as Rural Community on the 2030 General Plan Land Use diagram. The Rural Community land use classification is intended to provide rural residential opportunities with supportive services and tourism-oriented uses. Appropriate uses for this classification include, but are not limited to, residential, grazing, agricultural, forestry, and other natural resource-oriented commercial uses; agricultural processing; agriculture and natural resource-oriented tourism uses; local retail and commercial services; educational, medical, and other institutional uses; community halls and other cultural and civic land uses; parks and recreation facilities, multi-use recreation and stormwater management facilities, natural areas, and other types of open space-oriented uses; and public facilities and infrastructure, provided compatibility and performance standards are met. The project complies with the following General Plan Policies:

1. *Policy CD2.1: The County will encourage infill development and redevelopment of vacant and underutilized properties within existing unincorporated communities.*

The project is located on an undeveloped parcel that is over 9-acres in size. Due to the development-friendly zoning designation and ample size, the proposed parcels will provide opportunity for potential commercial development or expansion in this area.

2. *Policy CD9.11 The County will encourage Rural Centers to be focused on County collector and arterial roads and highways, and particularly at “crossroads” locations central to the surrounding rural communities.*

Both parcels are approximately .30-miles west of the intersection of State Highway 20 (Browns Valley Rd) and Marysville Rd. The project aligns with the General Plan in

creating potential for a Rural Center at a major intersection in the Browns Valley community.

As mentioned previously, the property is zoned RC. Pursuant to Chapter 11.06 of the Yuba County Development Code, the purpose of the Rural Commercial zoning district is to:

1. Provide for the location of commercial uses within a limited and appropriate area of a rural community.
2. Enhance rural community identity.
3. Create standards that increase rural residents' access to retail products and services and reduce the need for residents of remote communities to drive long distances to meet basic needs.

This proposed map aligns with and fulfills all the stated objectives. Both parcels will be available for continued development in the case of Parcel 1, or development ready pad in the case of Parcel 2, which can bring new commercial opportunities to the community.

ENVIRONMENTAL REVIEW: Staff has determined that the project is categorically exempt from environmental review per the California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities).

Section 15301 (Existing Facilities) exempts land divisions when there is negligible or minor alteration of existing public or private structures, facilities, or topographical features, where there is negligible or no expansion of existing or former use. The exemption is intended for projects that do not create new environmental impacts and that continue the existing use of a facility without intensifying it. The project site is relatively flat, is void of any wetlands or watercourses, and contains no habitat for protected biological resources.

COMMENTS: Planning staff has received the following comment letters:

- CDSA 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 comments.
- Agriculture Commissioner's Office – No comments.
- CAL TRANS – No comments.

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 project site is designated as Rural Community on the 2030 General Plan Land Use diagram and is within the “RC” Rural Commercial. The proposed project is consistent with the character of the General Plan and Zoning Designation (See General Plan/Zoning Section above for consistency).

2. *The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, the Development 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. Section 11.40.040 (e)(1)*

The General Plans allows for and supports development and growth in the Rural Commercial zone, the parcel(s) align with this goal and the use will continue to be compatible with the County’s land use.

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.

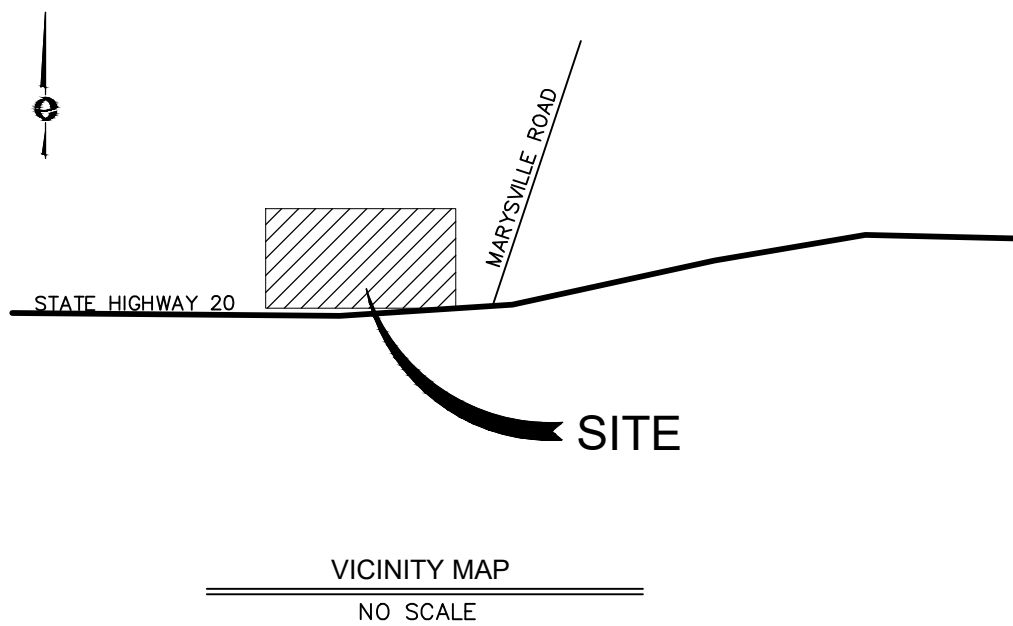
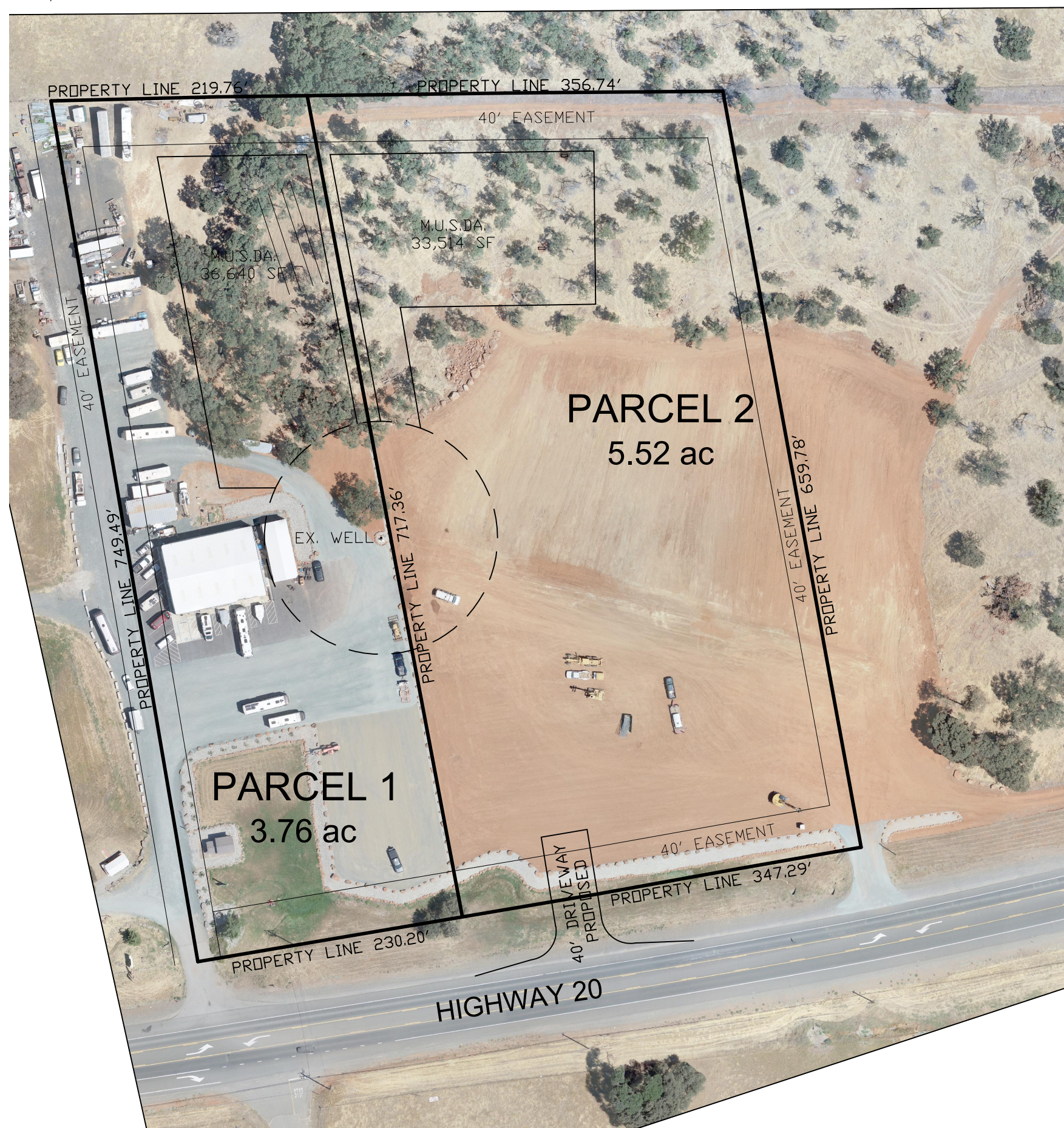
Report Prepared By:



Veronica Brown
Planner I

ATTACHMENTS:

1. Tentative Parcel Map
2. Conditions of Approval



NOTE:

- (1) OWNER, APPLICANT, SURVEYOR AND ENGINEER TO RECEIVE ALL COMMUNICATIONS
- (2) THE EXISTING HOUSE ON PARCEL 1 SHALL INSTALL NEW SEPTIC PUMP TANK AND INSTALL SYSTEM TO NEW LEACH FIELD SHOWN ON PLANS PER APPROVED SEPTIC DESIGN PLANS PRIOR TO FINAL MAP APPROVAL.



OWNERS:
 BLANE MYERS
 PO BOX 569, BROWNSVALLEY CA 95918
 PHONE: (530) 682-4612
 EMAIL: BROWNSVALLEYRV@EARTHLINK.COM

APPLICANT:
 BLANE MYERS
 PO BOX 569, BROWNSVALLEY CA 95918
 PHONE: (530) 682-4612
 EMAIL: BROWNSVALLEYRV@EARTHLINK.COM

ENGINEER:
 EQUA ENGINEERING,
 591 OBRIEN AVE
 GRIDLEY, CA 95948
 (530) 632-6605

SURVEYOR:
 TO BE DETERMINED
 (530) 632-6605

GENERAL NOTES

DRAINAGE:

EXISTING: TO REMAIN AS EXISTS
 PROPOSED: TO REMAIN AS EXISTS

WATER:

EXISTING: WELL
 PROPOSED: PRIVATE INDIVIDUAL WELL

SEWAGE DISPOSAL:

EXISTING: INDIVIDUAL SEPTIC TANK & LEACHFIELD
 PROPOSED: INDIVIDUAL SEPTIC TANK & LEACHFIELD

LOT SIZE:

PROPOSED:
 PARCEL 1 3.76 ACRES
 PARCEL 2 6.67 ACRES

LAND USE:

EXISTING: COMMERCIAL
 PROPOSED: COMMERCIAL

ZONE:

EXISTING: COMMERCIAL
 PROPOSED: COMMERCIAL

EXISTING A.P. NUMBER/ADDRESS:

005-220-078
 BROWNS VALLEY, CA

ACREAGES:

20.14 GROSS AC. TOTAL

TENTATIVE PARCEL MAP NO.

FOR BLANE MYERS

PARCEL 2 OF THAT CERTAIN PARCEL MAP NO. 2003-003, WHICH MAP WAS FILED FOR THE RECORD IN THE OFFICE OF THE RECORDER OF YUBA COUNTY, STATE OF CALIFORNIA ON DECEMBER 4TH, 2007, IN BOOK 88 PAGE 20.

YUBA COUNTY
 CALIFORNIA

SEPTEMBER 9, 2025
 SCALE: 1"=100'
 SHEET 1 OF 1

ATTACHMENT: 2



Mike Lee

Director – Community Development & Services Agency

Rachel Olson

Deputy Director – Planning & Economic Development

Government Center 915 8th Street, Suite 123
Marysville, California 95901-5273
(530) 749-5470 Fax (530) 749-5424

Applicant/Owner: Blane Myers
APN: 005-220-078-000

Case Number: TPM-25-0006
DRC Hearing Date: December 4, 2025

ACTIONS FOR CONSIDERATION:

- I. After review and consideration, staff has determined that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions).
- II. Approve Tentative Parcel Map TPM-24-0006 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 tentative parcel map. 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. Unless specifically provided otherwise herein, all references to the Final Map, Final Maps, or to the Final Subdivision Map contained herein shall also mean a map or maps prepared for recordation of each phase of development if the project is to be phased.
5. This tentative parcel map may be effectuated at the end of the ten (10) appeal period which is May 13, 2024. Tentative Parcel Map TPM-23-0015 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.
6. This tentative parcel map shall expire 36 months from the date of approval on May 2, 2027, unless extended pursuant to Chapter 11.40.050 of the Yuba County Development Code.
7. 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:

8. The Public Works Director may reasonably modify any of the Public Works conditions contained herein.

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9. Owner shall provide a nonexclusive easement, if not already provided, to be reserved in deeds, for road and public utility purposes, a minimum of 40 feet in width, connecting each parcel to State Highway 20. The easement shall be located in such a manner as to permit the construction of a roadway in compliance with the requirements of the Yuba County Ordinance Code, Yuba County Standards and Specifications, or Cal Trans Standards, whichever is more stringent.
10. All existing or proposed driveways shall conform to the current Yuba County Standards for a Rural Driveway (Drawing No. 127), or Cal Trans Standards, whichever is more stringent.
11. Any construction work within the State right-of-way shall be accomplished under an encroachment permit issued by Cal Trans.
12. 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 Parcel Map.
13. Owner shall submit a current Preliminary Title Report or Parcel Map Guarantee, in favor of Yuba County, two (2) check prints of the Parcel Map, calculations, supporting documentation and map checking fees to the County Surveyor, Department of Public Works for checking, approval and filing of the Parcel Map. An updated Parcel Map Guarantee shall be provided two days prior to filing the parcel map with the Yuba County Recorder.
14. Prior to submitting the parcel 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.
15. Owner shall have the property surveyed and provide monumentation in conformance with requirements of the County Surveyor, Chapter 11.41 of the Yuba County Ordinance
16. Code and the California Subdivision Map Act (Government Code section 66410 and following).
17. All easements of record that affect this property are to be shown on the Parcel Map.
18. Owner shall be responsible for giving 60 days notice to the appropriate public utilities, PG&E, AT&T, Comcast, etc., prior to any new construction or development of this project.
19. Owner shall apply for a grading permit for any work to be done as required by Chapter 11.23 of the Yuba County Ordinance Code. Owner shall be responsible for notifying Cal Trans of the proposed work, whether onsite or offsite, and receiving approval from Cal Trans prior to Yuba County issuing a grading permit.
20. 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
21. California Department of Fish and Wildlife, and pre-construction surveys for special status species.
22. 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. CAS000002, Order No. 2022-0057-DWQ. Coverage under the General Permit must be obtained prior to any construction. 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.
23. 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

ATTACHMENT: 2

- 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.
24. 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 of the lots being created by this parcel 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 parcel map. Any relocation or rearrangement of the public service provider's facilities to accommodate this project shall be at the Owner's expense.
 25. Owner shall submit a copy of the parcel map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures or other requirements. Before the parcel map can be filed with the Yuba County Recorder, a statement from the Planning Director which states that the parcel 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.
 26. Owner shall submit a copy of the parcel map for review by Yuba County and the appropriate Fire Protection Authority to determine conformance with the Yuba County Fire Safe Ordinance and the California Fire Code 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.
 27. Should a fire suppression system be required for compliance with the Yuba County Fire Safe Ordinance and the latest California 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 parcel map.
 28. Owner shall submit a copy of the parcel map for review by the Environmental Health Department for conformance with the Department's conditions of approval and other requirements. Before the parcel map can be filed with the Yuba County Recorder, a statement from the Environmental Health Department Director which states that the parcel 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.

ENVIRONMENTAL HEALTH DEPARTMENT:

29. Owner shall submit a file map to Environmental Health showing that parcel(s) 2, 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.
30. Owner shall submit for Environmental Health review and approval the results of soils studies for parcel(s) 2, conducted in accordance with the Yuba County Sewage Disposal Ordinance, Chapter 7.07.
31. 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.
32. The total minimum useable sewage disposal area shall be delineated for parcel(s) 2, on a separate document (Yuba County Health Certificate), recorded and cross referenced to the recorded final map.
33. The design and location of wells and sewage disposal systems shall be in conformance with standards established by Yuba County Environmental Health. Each lot must be self-reliant for domestic water and sewage disposal unless public utilities are available.
34. Septic systems crossing ditches, drainages, or creeks will need to meet all Environmental Health or other agency (i.e. DFG, Army Core, etc.) requirements prior to approval.

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35. All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
36. All existing trash and debris shall be removed from the subject site.
37. 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".
38. All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.
39. The following shall apply to all land divisions where domestic water is to be supplied by individual wells:
40. Prior to final map wells will be required on 10% of the parcels to be developed 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.
41. 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:

42. "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."

BUILDING DEPARTMENT:

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

CODE ENFORCEMENT:

44. 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.
45. No person or entity while making use of their 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.

PLANNING DEPARTMENT:

ATTACHMENT: 2

46. Parcel design on the Final Parcel Map shall be in conformance with the approved Tentative Map as filed with the Community Development Department. The Community Development Director may approve minor modifications to the final configuration; however, the number of parcels shall not exceed that shown on the approved tentative map.
47. 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 County Surveyor.
48. Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developer's/applicant's 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.
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.
52. Prior to any development on Parcels 1-6, all current and future property owners must adhere to the requirements outlined in the Fire Protection Plan.

CAL FIRE:

53. No comments or conditions.

CALTRANS:

54. No comments or conditions.

PACIFIC GAS AND ELECTRIC COMPANY:

55. No comments or conditions.

FEATHER RIVER AIR QUALITY MANAFEMENT DISTRICT:

56. No comments or conditions.

YUBA COUNTY AGRICULTURE COMMISSIONER:

57. No comments or conditions.

Yuba County CDSA

Veronica Brown
Planner I