

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** TPM26-0003 Russell

Lead Agency: Yuba County

Contact Person: Jacob Farmer

Mailing Address: 915 8th Street Suite 123

Phone: 530-749-5432

City: Marysville

Zip: 95901

County: Yuba

Project Location: County: Yuba

City/Nearest Community: Browns Valley

Cross Streets: Hwy 20

Zip Code: 95918

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 171

Assessor's Parcel No.: 006-100-140-000

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: 20

Waterways: Yuba River

Airports: _____

Railways: _____

Schools: Browns Valley Elementary

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 1 Acres 171☐ Office: Sq.ft. _____ Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☐ Other: _____**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Agricultural Exclusive with a 40-acre minimum (AE-40)/Natural Resources (NR)

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

Seperate Page

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

Reviewing Agencies Checklist

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

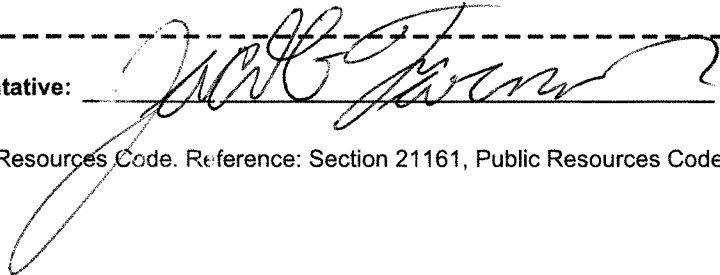
☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____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

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

Starting Date 7/24/2026 Ending Date 8/24/2026

Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative:  Date: 07/23/2026

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

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 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. A 100-foot non-development buffer is proposed around all seasonal wetlands, vernal pools, the primary on-site drainage, and the associated pond; a 50-foot non-development buffer is proposed around all minor drainages.