



County of Yuba

Community Development & Services Agency

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MINUTES OF THE YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC) ZONING ADMINISTRATOR (ZA)

Thursday, January 9, 2019

9:00 a.m. CDSA Conference Room

915 8th Street

Marysville, California

COMMITTEE PRESENT: Committee Chairman, Dan Peterson, Deputy Director of Public Works; Committee Member Jeremy Strang and Committee Member, Chris Benedict, Environmental Health

COMMITTEE ABSENT: Committee Member, Clark Pickell

STAFF PRESENT: Vanessa Franken, Planner I; Van Boeck, Public Works Engineer; Ciara Fisher, Planner II; Ian Scott, Planner I; Jeff Olsen, Assistant County Surveyor; and Kevin Perkins, Planning Manager.

APPROVAL OF MINUTES:

Motion by Jeremy Strang and seconded by Dan Peterson for the approval of the Development Review Committee minutes of October 3, 2019.

Ayes: Dan Peterson and Jeremy Strang.

Noes: None

Abstain: Chris Benedict

The December 5, 2019 DRC minutes were postponed until the next scheduled meeting.

CONSENT ITEMS:

1. **Map Extension ME2019-0015 (Telford)** The applicant is requesting approval of a Map Extension for TPM2016-0048 that will extend the life of the map four years to June 20, 2023.
2. **Map Extension ME2019-0016 (Kashikar)** The applicant is requesting approval of a Map Extension for TPM2017-0017 that will extend the life of the map four years to October 22, 2023.

Staff Discussion: Commissioner Strang pulled both consent items off the agenda to address an incorrect expiration date and incorrect numbering of AB2973 on ME2019-0015 and an incorrect labeling of AB2973 on ME2019-0016.

Motion: Motion that the committee approve the consent agenda subject to minor changes discussed by Commissioner Strang.

Moved: Strang

Second: Benedict

Ayes: Dan Peterson, Clark Pickell and Jeremy Strang,
Noes: None
Abstain: None

PUBLIC HEARINGS AND ACTION ITEMS:

If you challenge in court the action or decision of the Yuba County Staff Development Committee regarding a zoning, planning, land use or environmental protection matter made at any public hearing described in this notice, you may be limited to raising only those issues you or someone raised at such public hearing, or in written correspondence delivered to the Development Review Committee at, or prior to, such public hearing.

1. **Conditional Use Permit CUP 2019-0006 (Hogan)** The applicant is requesting approval of a Conditional Use Permit that would allow the operation of a personal storage facility and outdoor RV storage at 1370 Furneaux Road (APN: 013-410-117) in an industrial park located near the Yuba County Airport.

Vanessa Franken presented the staff report recommending that the committee determine the project is exempt pursuant to CEQA and approve the project subject to making the necessary findings and Conditions of Approval contained in the staff report.

Staff Discussion:

- Jeremy Strang and Van Boeck discussed project RD 784 requirements and the applicants need to contact RD 784 of any requirements prior to building permit submittal. Jeremy Strang and Kevin Perkins both discussed the required that no inoperative vehicles will be stored at the outdoor storage component of the project. The applicant Sean Hogan confirmed that he will contact RD 784 and that no inoperative vehicles of any kind will be stored at the project site. Planning will add a COA clearly spelling out a new condition prohibiting inoperative vehicles.

Public Hearing:

- None

Motion: Motion that the committee determine the project is exempt from CEQA and approve CUP 2019-0006 (Hogan) subject to making the necessary findings and the amended Conditions of Approval contained in the staff report.

Moved: Jeremy Strang

Second: Chris Benedict

Ayes: Dan Peterson, Chris Benedict and Jeremy Strang,

Noes: None

Abstain: None

2. **Tentative Parcel Map TPM 2019-0001 (Menkick)** The applicant is seeking to subdivide a 242 acre parcel into four parcels. The property is located at 7370 Scott Forbes Road (APN: 005-140-023) in the community of Browns Valley.

Ciara Fisher presented the staff report recommending that the committee adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan pursuant to CEQA and approve the project subject to making the necessary findings and Conditions of Approval contained in the staff report.

Staff Discussion:

- Staff discussed amending the Mitigation Monitoring Plan, specifically Mitigation Measure 5.1 as it pertains to Tribal Cultural Resources. Staff discussed that there is a research search from the 1970's that show that some cultural resources are located on the project site, but a few of these cultural resources were not located by either Sean Jensen or the UAIC on two separate site visits. Commissioner Strang and

Peterson discussed that the Mitigation Measure 5.1 would be requiring a 100' setback from cultural resources that have not been located and that was too large and ambiguous of a burden for a requirement. The DRC decided to strike Mitigation Measure 5.1 entirely as Mitigation 5.2 and 5.3 still provided appropriate levels of both Tribal and other cultural resource mitigation.

Public Hearing:

- Property owner Heidi Menkick stated that she supported the removal of Mitigation 5.1 and her support of Mitigation Measures 5.2 and 5.3. Mrs. Menkick had no other issues with the projects or project Conditions of Approval.

Motion: Motion that the committee adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan subject to removing MM 5.1 and approve TPM2019-0001 (Menkick) subject to making the necessary findings contained in the staff report and the amending the Conditions of Approval.

Moved: Jeremy Strang

Second: Chris Benedict

Ayes: Dan Peterson, Chris Benedict and Jeremy Strang,

Noes: None

Abstain: None

1. **Tentative Parcel Map TPM 2019-0005 (Rice)** The applicant is seeking to subdivide a 40.4 acre parcel into three parcels. The property is located at 10128 Carriage Lane (APN: 005-690-001) off of Bald Mountain Road in the community of Browns Valley.

Ian Scott presented the staff report recommending that the committee determine the project is exempt pursuant to CEQA and approve the project subject to making the necessary findings and Conditions of Approval contained in the staff report.

Staff Discussion:

- Commissioner Strang asked about proper easements being in place for all roadways. The discussion moved into a discussion about paving requirements in the Public Works Conditions of Approval. Project applicant David Rice discussed his frustration that he was told prior to submitting his project application by the Public Works Department that his project would not require any project paving and he was frustrated that Public Works Conditions of Approval required paving. Van Boeck discussed the paving requirement for roadway accesses serving parcels less than 15 acres in size. Van also discussed that he could not amend the proposed Conditions of Approval without Public Works Director support. Kevin Perkins discussed continuing the item to the February DRC to ensure time to properly meet and discuss the Public Works requirements. David Rice agreed that he would rather continue the item then the DRC take action on the item.

Public Hearing:

- None

Motion: Motion to continue the public hearing of TPM2019-0005 (Rice) to the February 6, 2020 DRC meeting.

Moved: Jeremy Strang

Second: Chris Benedict

Ayes: Dan Peterson, Chris Benedict and Jeremy Strang,

Noes: None

Abstain: None

DEPARTMENT ITEMS: None

CORRESPONDENCE: None

COMMITTEE COMMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:18am.

Motion: Motion to move to adjourn the January 9, 2020 DRC meeting.

Moved: Jeremy Strang

Second: Chris Benedict

Ayes: Dan Peterson, Chris Benedict and Jeremy Strang.

Noes: None

Abstain: None

Dan Peterson, Committee Chairman
Development Review Committee