



County of Yuba

Community Development & Services Agency

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

Thursday, August 1, 2019

9:00 a.m. Wheatland Conference Room

915 8th Street

Marysville, California

COMMITTEE PRESENT: Committee Chairman, Dan Peterson, Deputy Director of Public Works; Committee Member, Jeremy Strang, Building & Code Enforcement Manager; Committee Member, Clark Pickell, Environmental Health Director

COMMITTEE ABSENT: None

STAFF PRESENT: Kevin Perkins, Planning Manager; Van Boeck, Associate Civil Engineer

APPROVAL OF MINUTES:

The June 6, 2019 minutes were postponed to the September 5, 2019. Motion by Clark Pickell and seconded by Jeremy Strang for the approval of the Development Review Committee minutes of July 11, 2019.

Ayes: 3
Noes: 0
Abstain: 0

CONSENT ITEMS:

1. **Map Extension 2019-0012 (Nak)**: The applicant is requesting approval of a Map Extension for Tentative parcel Map TPM2005-0021.

Staff Discussion: None

Motion: Motion that the committee approve the consent agenda.
Moved: Jeremy Strang
Second: Clark Pickell
Ayes: Clark Pickell, Jeremy Strang, Dan Peterson
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 CUP2019-0001 (Yuba Water Agency):** The Yuba Water Agency is requesting approval of their Power Systems Headquarters that would consist of the construction of a 16,500 sf admin building, a 16,000 sf warehouse building, fuel/hazardous material storage building, and a monopole radio tower at 11074 Halvey Way (APN: 048-190-003) in the community of Dobbins.

Kevin Perkins presented the staff report recommending that the committee adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan pursuant to CEQA and approve CUP2019-0001 subject to making the necessary findings and the conditions of approval contained in the staff report.

Staff Discussion:

- Kevin Perkins: Discussed receiving a new project comment letter from Teresa Royat.
- Clark Pickell: Asked question about the project fuel island and requested a new Condition of Approval to require a Spill Prevention and Control Countermeasure Plan to be submitted and approved by CUPA.
- Jeremy Strang: Asked a question regarding cell towers; lighting; traffic and road improvements; required parking spaces; fencing; and adding a new Condition of Approval for landscaping.

Public Hearing:

- Pete Hammontre – supports the project the fire mitigation and thinks the project is a great asset to the community.
- Sheila George – Discussed project related concerns and issues. Concerns over lighting, noise, lack of internet in the area and concerns of the unknown effects of the project.
- Tim Wilkinson – Commented on the good transparency of the project and Yuba Water Agency being a good neighbor. All of his concerns were addressed.
- Teresa Royat – Concerns over project landscaping, cultural resources and addressing of the site.

Motion: Motion that the committee adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approve CUP2019-0001 subject to making the necessary findings and amended conditions of approval contained in the staff report.

Moved: Clark Pickell

Second: Jeremy Strang

Ayes: Clark Pickell, Jeremy Strang, Dan Peterson

Noes: None

Abstain: None

DEPARTMENT ITEMS: None

CORRESPONDENCE: None

COMMITTEE COMMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:59am.

Dan Peterson, Committee Chairman
Development Review Committee