



# County of Yuba

## Community Development & Services Agency

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### Planning Department

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#### AGENDA

#### YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)

November 3, 2022

9:00a.m.

Members of the Development Review Committee and members of the public will participate in person in the County Board Chambers, with a hybrid Zoom component: <https://us06web.zoom.us/j/82361539305>

**CALL TO ORDER:** Roll Call and Determination of Quorum

**APPROVAL OF MINUTES:** September 1, 2022

**PROCEDURE FOR PUBLIC HEARING:** After the staff report, testimony may be given during the Public Hearing on each matter. **ANY PERSON WISHING TO TESTIFY SHOULD FIRST STATE THEIR NAME AND ADDRESS.** All comments or testimony should be addressed to the Chair and should be limited to no more than 5 minutes.

**CONSENT ITEMS:** All matters listed under the Consent Agenda are considered to be routine and can be enacted in one motion. Consent agenda items may be appealed in the same manner as Public Hearings and Action Items.

**1. Conditional Certificate of Compliance CC2022-0002 (Hastey):** The application is a request for the issuance of a certificate of compliance for a 20.38 acre parcel identified as Assessor's Parcel Number 006-250-040. The parcel is located in the community of Smartsville, along the southern side of State Highway 20. The property is zoned Rural Residential with a 5 acre minimum parcel size (RR-5) & has a general plan designation of Rural Community.

**2. Map Extension LDIV2022-0004 (TPM 2016-0004):** The original applicant applied for a Tentative Parcel Map (TPM2016-0004), to subdivide 17.52 acres into 4 residential lots. Zoning designations of the proposed parcels are RH/High Density Residential with a General Plan designation of Valley Neighborhood. The Design Review Committee originally approved the project on November 16, 2022. The applicant was given two years from the date of approval for the original expiration date of November 16, 2019. The project is located at Assessor's Parcel Number 019-230-091 and bounded by Goldfields Parkway and Harvest Street in the Edgewater Community.

**PUBLIC HEARINGS AND ACTION ITEMS:** If you challenge in court the action or decision of the Yuba County Development Review Committee regarding a zoning, planning, land use or In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications or accommodations to participate in this meeting, please contact the Community Development and Services Agency at (530) 749-5430 or (530) 749-5434 (fax) and ask for the DRC Hearing Secretary. Requests must be made two full business days before the start of the meeting.

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. Tentative Parcel Map TPM2021-0011 (Rishe):** The applicant is requesting approval of a tentative parcel map to create two parcels from a 40.13 acre property located at 8311 Intanko Lane in the community of Camp Far West. (Assessor's Parcel Number 015-040-045). The project consists of a tentative parcel map that would create two twenty (20) acre parcels from a 40.13-acre property. Specifically, proposed parcels one & two will be 20.06 acres in size (Attachment 1). The project site is located outside of the County's Valley Growth Boundary (VGB). The project site is located at 8311 Intanko Lane in the community of Camp Far West. The 2030 General Plan designates the land use as Rural Community (RC) and the zoning as Rural Residential, with a ten-acre minimum lot size (RR-10).

**2. Conditional Use Permit CUP2022-0009 (AT&T Tower):** The applicant is requesting to permit a 125 foot tall 5G wireless communications facility for a property located at 3456 Warehouse Road, in the Arboga Community (APN: 014-300-078). The applicant, Nick Tagas, is requesting approval of a Conditional Use Permit to construct a 125' tall monopole tower with a total of 15 antennas, associated shelter, equipment, & 100 gallon water storage tank situated on a concrete slab measuring 40' in length and 40' in width for a total of a 1,600 square foot lease area. The area containing the monopole would be enclosed by a 6' tall chain link fence with barbed wire & with a locked access gate. There is no lighting proposed as part of the project. In addition, there are no generators proposed at this point in time that may potentially generate noise.

**DEPARTMENT ITEMS:** None

**ADJOURNMENT:** Next scheduled meeting is Thursday, December 1, 2022, at 9:00 a.m. in the County Board Chambers.

#### **PUBLIC PARTICIPATION INSTRUCTIONS:**

If you choose not to attend the Development Review Committee meeting but wish to make a comment on a specific agenda item, please submit your comment via email by 5:00 p.m. on the Wednesday prior to the Development Review Committee meeting. Please submit your comment to the Development Review Committee Secretary at [iscott@co.yuba.ca.us](mailto:iscott@co.yuba.ca.us). Your comment will be placed into the record at the Development Review Committee meeting.

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications or accommodations to participate in this meeting, please contact the Community Development and Services Agency at (530) 749-5430 or (530) 749-5434 (fax) and ask for the Development Review Committee Hearing Secretary. Requests must be made two full business days before the start of the meeting.

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