



County of Yuba

Community Development & Services Agency

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

Thursday, November 3, 2022

9:00 a.m. Board Chambers

915 8th Street

Marysville, California

Members of the Development Review Committee and members of the public will participate in the meeting in person in the County Board Chambers.

COMMITTEE PRESENT: Committee Chairman Dan Peterson, Committee Member Clark Pickell, and Acting Committee Member Kevin Perkins

COMMITTEE ABSENT: Committee Member Jeremy Strang

STAFF PRESENT: Kevin Perkins, Assistant CDSA Director; Ian Scott, Project Manager of Broadband; Vanessa Franken; Planner II and Maggie Scarpa; Planner I.

APPROVAL OF MINUTES:

Motion by Clark Pickell and seconded by Kevin Perkins for the approval of the Development Review Committee minutes of September 1, 2022.

Ayes: Clark Pickell and Kevin Perkins
Noes: None
Abstain: Dan Peterson

CONSENT ITEMS:

1. Conditional Certificate of Compliance CC2022-0002 (Hastey): The application is a request for the issuance of a certificate of compliance for a parcel identified as Assessor's Parcel Number 014-300-078. The parcel is located in the community of Arboga. 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.

Motion: Motion to adopt consent agenda.
Moved: Kevin Perkins
Second: Clark Pickell
Ayes: Dan Peterson, Jeremy Strang, and Clark Pickell
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. 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).

This item was presented by Maggie Scarpa. Committee member questions were answered by Maggie Scarpa.

Staff Discussion:

- None

Public Hearing:

- Sam Bunton clarified that condition #11 is for a fair share cost for roadway improvements. He stated that the project applicant expressed an interest in extending the payment deadline. Kevin Perkins expressed an interest in modifying the condition to extend the payment deadline for one year after the map is recorded, which Sam Bunton concurred would be reasonable.

Motion: Motion to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan pursuant to CEQA and approve TPM 2021-0011 subject to making the necessary findings and the conditions of approval, with the modification to condition #11 to allow a deferred improvement agreement to stipulate 1 year after map recordation.
Moved: Clark Pickell
Second: Kevin Perkins
Ayes: Dan Peterson, Clark Pickell, and Kevin Perkins
Noes: None
Abstain: None

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.

This item was presented by Vanessa Franken. Committee member questions were answered by Vanessa Franken.

Staff Discussion:

- Dan Peterson questioned staff regarding the lack of warning lights on the proposed tower in the context of its proximity to the airport. Vanessa Franken stated she was unaware of the project being located within an airport safety zone. Kevin Perkins stated that the project must be approved by the Federal Communications Commission, including any lighting requirements.

Public Hearing:

- None

Motion: Motion to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan pursuant to CEQA and approve CUP 2022-0009 subject to making the necessary findings and the conditions of approval.

Moved: Kevin Perkins

Second: Clark Pickell

Ayes: Dan Peterson, Clark Pickell, and Kevin Perkins

Noes: None

Abstain: None

DEPARTMENT ITEMS: None

CORRESPONDENCE: None

COMMITTEE COMMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:30 am.

Dan Peterson, Committee Chairman
Development Review Committee