



County of Yuba

Community Development & Services Agency

915 8th Street, Suite 123, Marysville, CA 95901

Planning Department

Phone: (530) 749-5470

Fax: (530) 749-5434

Web: <http://www.co.yuba.ca.us>

AGENDA
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)
December 1, 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/89444958937>

CALL TO ORDER: Roll Call and Determination of Quorum

APPROVAL OF MINUTES: November 3, 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 Use Permit Amendment CUP2020-0003 (Plumas BESS): The applicant is requesting to amend the Conditions of Approval for Conditional Use Permit (CUP) 2020-0003 to extend the project expiration to November 5, 2023. The project site is identified as Assessor's Parcel Number 016-040-051. The DRC originally approved CUP2020-0003, which requested the installation of a Battery Energy Storage System ("BESS") for a property located at 2448 Old Marysville Road, in the Plumas Lake community and Plumas Lake Specific Plan (APN 016-040-051).. The 2030 General Plan designates the subject site land use as Natural Resources and the zoning as Plumas Lake Specific Plan (PLSP), with an underlying zone of Highway Commercial.. Consistent with land use Table 11.08.020 of Chapter 11.08 of the Development, Minor Utilities, such as a BESS, requires approval of a conditional use permit in the Commercial Zoning Districts.

2. Use Permit Extension LDIV22-0007 (TSTM2019-0007 and CUP2019-0004): The applicant is requesting an approval of an extension of time for Tentative Parcel Map 2019-0007. The original applicant applied for a Tentative Subdivision Tract Map (TSTM2019-0007), to subdivide 10.82 acres into 92 residential lots. Zoning designations of the proposed parcels are RM/Medium Density Residential with a General Plan designation of Valley Neighborhood. The Design Review Committee

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.

originally approved the project on May 20, 2020. The applicant was given three years from the date of approval for the original expiration date of May 20, 2023. The project is located at Assessor's Parcel Number 021-150-051 and is along N. Beale Road, bounded by Albrecht A venue and Woodland Drive.

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 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 TPM2022-0009 (Builtware Inc.): The applicant is requesting approval of a tentative parcel map to create two parcels from one parcel consisting of 10± acres located at 3516 Rancho Road (APN: 014-280-072.) The proposed parcel map would subdivide a 10± acre parcel and create two parcels; Parcel 1 will be 7.22 acres in size and Parcel 2 will be 2.78 in size. Parcel 1 is currently vacant, with intentions to facilitate an industrial use in the future. The map applicant operates a business, Builtware Inc, that specializes in metal fabrication within Yuba County. The long-term goal is to facilitate the business on Parcel 1 at some point in the future. Parcel 2 is developed with two industrial buildings & one wireless tower & will retain the existing access off Rancho Road, to the east of the property. Parcel 1 will have access through Parcel 2 by a proposed easement to the northwest portion of the property. Parcel 2 is currently connected to a private well & septic system for their water and wastewater needs. Parcel 1 will also require to receive water services by private water systems. A portion of Parcel 1, located at the rear southwest portion of the property, is within a flood plain. The future business intends to develop outside of this area. The 10± acre project site is flat (slope is less than 1%), is void of any wetlands or watercourses, and contains no habitat for protected biological resources. Mature existing trees are intended to remain.

DEPARTMENT ITEMS: None

ADJOURNMENT: Next scheduled meeting is Thursday, January 5, 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. Your comment will be placed into the record at the Development Review Committee meeting.

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