



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 6, 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 Committee Member Jeremy Strang

COMMITTEE ABSENT: None

STAFF PRESENT: Ian Scott, Project Manager of Broadband; and Ciara Fisher, Planner III.

APPROVAL OF MINUTES:

Motion by Jeremy Strang and seconded by Clark Pickell for the approval of the Development Review Committee minutes of November 4, 2021.

Ayes: Jeremy Strang, Clark Pickell, and Dan Peterson

Noes: None

Abstain: None

CONSENT ITEMS:

- 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. **Environmental Assessment EA2020-0010 (Yuba County Public Works):** The applicant, Yuba County Public Works Department, requests an Environmental Assessment to install storm drain piping and a new 4.33 acre-foot retention basin. The retention basin will be constructed on County owned property at 5669 Cottonwood Avenue (APN: 020-173-005) with drainage facilities along the County's right-of-way at Feather River Boulevard and Cottonwood Avenue, in the West Linda Community.

Ciara Fisher presented the staff report recommending that the Development Review Committee adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring Plan pursuant to California Environmental Quality Act (CEQA) Article 6 et.seq. and make the necessary findings.

Staff Discussion:

- Jeremy Strang inquired as to the fencing material proposed for the project. Committee Chair Dan Peterson answered that the project has proposed 6 foot cyclone fencing.

Public Hearing:

- Scott Currier requested visual aid documents that depict the scope of work and design of the project activities. He also requested information on potential project buildings and any potential pump facility. He also asked about the direction of the drainage culvert. Sam Bunton, Assistant Director of Yuba County Public Works, discussed the proposed drainage culvert locations, the proposed recreational uses of the facility, and the potential use of displaced soil at the project site for use elsewhere for Public Works projects. Scott Currier asked about other curb, water, and sidewalk projects in the area. Sam Bunton described how the proposed project fits with other projects of its kind in the area. Jeremy Strang asked about whether or not the proposed piping will be above or below ground. Sam Bunton confirmed that the piping will be underground. Jeremy Strang asked about landscaping/screening requirements for projects of this kind. Sam Bunton deferred this answer to the Planning Department and stated no buildings are proposed at the project site. Scott Currier repeated his inquiry about when visual aids will be available for public view. Sam Bunton stated that these documents may be available by sometime this summer. Dan Peterson asked Sam Bunton about improvements at Friendship Park, Sam Bunton replied that Public Works is applying for a competitive grant for those improvements. Dan Peterson stated that there are multiple uses for the facility in dry weather, and that it will be locked for safety reasons during basin flooding events. Scott Currier asked about how the public can assist the County's efforts to apply for the competitive grant for improvements to Friendship Park. Dan Peterson stated that letters of support from the public would be appreciated.

Motion: Motion to approve the project, adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring Plan pursuant to California Environmental Quality Act (CEQA) Article 6, and make the necessary findings.

Moved: Jeremy Strang

Second: Clark Pickell

Ayes: Jeremy Strang, Clark Pickell, and Dan Peterson

Noes: None

Abstain: None

2. **Tentative Parcel Map TPM2021-0006 (Vanderford):** The applicant is requesting approval of a Tentative Parcel Map to subdivide a 50.5 acre parcel into two parcels; Parcel 1 is proposed to be 10.5 acres and Parcel 2 is proposed to be 40 acres in size for a property located at 11145 Loma Rica Road, approximately 0.4 acres south of Loma Rica Road, in the community of Loma Rica (APN: 040-260-017).

Ciara Fisher presented the staff report recommending that the committee adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan pursuant to California Environmental Quality Act (CEQA) Article 6 and approve Tentative Parcel Map (TPM) 2021-0006 subject to making the necessary findings and the conditions of approval.

Staff Discussion:

- None

Public Hearing:

- David Triplett, representative of the project applicant, opposed inclusion of the road improvement requirement for the project on the grounds it would make the project financially infeasible. Nick Johnston spoke to the County road improvement standards, confirming the present requirements and offering other alternatives if the applicant elected to modify parcel size. Dan Peterson elicited potential project modifications from Nick Johnston. Jeremy Strang asked about the interaction between current County road improvement standards and new State of California Fire Safe Regulations. The conversation returned to hypothetical changes in current parcels and concomitant road improvement changes, and the unique challenges presented by the project site for modifications to road improvement standards.
- Jeremy Strang discussed the potential for shared cost on the private roads at the project site. Ciara Fisher provided project alternatives that could enable the project to continue this item on the agenda. Clark Pickell questioned whether a motion today would be in the applicant's interest. Jeremy Strang stated that the applicant would not be satisfied with the project as presently constituted. David Triplett discussed the fiscal viability of different project modifications. Dan Peterson stated that economic impact is not a primary consideration when designing project conditions, rather that public safety tends to be an overriding consideration.

Motion: Motion that the Development Review Committee continue Tentative Parcel Map (TPM) 2021-0006 (Vanderford).

Moved: Jeremy Strang

Second: Clark Pickell

Ayes: Jeremy Strang, Clark Pickell, and 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 9:50 am.

Dan Peterson, Committee Chairman
Development Review Committee