



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>

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

Thursday, February 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 and Committee Member Clark Pickell

COMMITTEE ABSENT: Committee Member Jeremy Strang

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

APPROVAL OF MINUTES:

Motion by Clark Pickell and seconded by Dan Peterson for the approval of the Development Review Committee minutes of January 6, 2022.

Ayes: 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. **Conditional Use Permit CUP2021-0003 (Marysville BESS):** The applicant is requesting approval for the operation of a solar power generating and battery energy storage facility on a property located at 2000 Plumas Arboga Road (APN: 016-040-052), located within the community of Plumas Lake and within the Plumas Lake Specific Plan.

Vanessa Franken presented the staff report recommending that the Development Review Committee make a determination that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15303(c), New Construction or Conversion of Small Structures.

Staff Discussion:

- Clark Pickell stated he was glad the project considered emergency access and site security. Dan Peterson asked if Old Marysville Road had been abandoned by the County, to which Vanessa Franken confirmed this is the case and that it is currently a private road. Dan Peterson also stated that Plumas Lake Boulevard interchange phase 2 is in design phase and will be complete within 8-10 years, he wanted to make sure the applicant was aware of the effect this project may have to reduce solar exposure to the solar panels included in the project. Vanessa Franken stated she would speak to the applicant about this. Kevin Perkins stated that the proposed land use has been deemed a minor utility, zoning of which the Plumas Lake Specific Plan is silent on. In this case, the Yuba County Development Code zoning prevails, under which a minor utility is permitted with the approval of a minor conditional use permit at the site. He also stated that a previous battery energy storage system had been approved and was designed to incorporate impacts from the Plumas Lake Boulevard Interchange in terms of right-of-way and related issues.

Public Hearing:

- None

Motion: Motion to approve the project, make a determination that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15303(c), and make the necessary findings.

Moved: Clark Pickell

Second: Dan Peterson

Ayes: Clark Pickell, and Dan Peterson

Noes: None

Abstain: None

2. **Conditional Use Permit CUP2021-0007 (Benzeen Auto Parts):** The applicant is requesting to allow the operation of a vehicular dismantling facility and the outdoor storage of vehicles for a property located at 4601 Bernice Ave, in the Olivehurst Community (APN: 014-010-019). A determination has been made that the project is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Sections 15301 Existing Facilities (e)(2) and 15303(c) New Construction or Conversion of Small Structures.

Ciara Fisher presented the staff report recommending that the committee make a determination that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Sections 15301 and 15303(c) and approve Conditional Use Permit CUP2021-0007 subject to making the necessary findings and the conditions of approval.

Staff Discussion:

- None

Public Hearing:

- None

DEPARTMENT ITEMS: None

CORRESPONDENCE: None

COMMITTEE COMMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:34 am.

Dan Peterson, Committee Chairman
Development Review Committee