



County of Yuba

Community Development & Services Agency

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

Thursday, March 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, with a hybrid Zoom component: <https://us06web.zoom.us/j/87569198208>

COMMITTEE PRESENT: Committee Chairman Dan Peterson, Committee Member Clark Pickell, and Committee Member Jeremy Strang

COMMITTEE ABSENT: None

STAFF PRESENT: Kevin Perkins, Planning Manager; Ian Scott, Project Manager of Broadband; Maggie Scarpa, Planner I; and Jacob Edwards, Planner I.

APPROVAL OF MINUTES:

Motion by Clark Pickell and seconded by Jeremy Strang for the approval of the Development Review Committee minutes of February 3, 2022.

Ayes: Clark Pickell, Dan Peterson, and Jeremy Strang
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. Tentative Parcel Map TPM2021-0012 (Shaikh): The applicant is requesting approval of a Tentative Parcel Map to subdivide a 2.31 acre parcel into four parcels, for a property located at 4727 Ardmere Avenue in the Olivehurst Community (APN: 013-232-018). The 2030 General Plan designates the land use as Valley Neighborhood and the zoning as "RM" Medium Density Residential.

Maggie Scarpa 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 15315(c), Minor Land Divisions and approve TPM2021-0012 subject to making the necessary findings and the conditions of approval.

Staff Discussion:

- Jeremy Strang expressed concerns about the site plan language regarding building code and signage required. He wanted to make sure that these items were included to depict density. He also asked about whether or not a masonry wall will be required. Kevin Perkins stated that as all surrounding parcels are zoned Medium Density Residential, which is the same use as the project site, no masonry walls will be required. Jeremy Strang asked if there was any planned mitigation to prevent people driving through the project site to bypass nearby roadways. Nick Johnston stated that the minimum lot standards have been met, and that people utilizing the parcels should utilize existing roadways. Kevin Perkins stated that empty space on parcels 2 and 3 is subject to landscaping requirements that will likely mitigate the traffic concerns. Clark Pickell stated other options exist for landscaping that would also serve the intended purpose.

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 15315, and make the necessary findings and the conditions of approval; adding to the conditions of approval that areas which are adjacent to roads and specifically between parcels 2 and 3 where the road bulbs are adjacent to one another that the Planning and Public Works Departments have the ability to review and additional implements to prevent unintentional driving between the two access points, and that the items and language added on this tentative parcel map are not an approval.

Moved: Jeremy Strang

Second: Clark Pickell

Ayes: Clark Pickell, Dan Peterson, and Jeremy Strang

Noes: None

Abstain: None

2. Conditional Use Permit CUP2021-0006 (Boat and RV Storage): The applicant is requesting approval of a Conditional Use Permit that would allow them to establish a 175 space RV and Boat storage facility. The property is located at 1120 Murphy Road in the community of Olivehurst (APN: 013-360-006). The 2030 General Plan designates the subject site land use as Valley Neighborhood “VN” with a zoning designation of Residential Estate “RE”.

Jacob Edwards 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) Section 15303(c) and approve Conditional Use Permit CUP2021-0006 subject to making the necessary findings and the conditions of approval.

Staff Discussion:

- Jeremy Strang asked if the applicant will treat the asphalt grindings proposed at the project site to create a less porous surface. The project applicant stated they did not plan on treating the asphalt grindings. Jeremy Strang asked if the applicant had a vegetation management plan in place to reduce fire risk. The project applicant stated his intent to treat the project site twice per year to mitigate vegetation. Jeremy Strang also asked the applicant if they intended to include security lighting. The project applicant stated

they intended to place solar lights around the property. Jeremy Strang recommended that the Planning Department review the lighting planned on the project site to ensure light pollution to neighboring parcels does not occur. Clark Pickell asked if there is any restroom requirement to service customers. Kevin Perkins stated that Planning usually receives such conditions from Environmental Health. Dan Peterson asked if the asphalt had already been placed, and when the project applicant responded in the affirmative. Dan Peterson followed up to ask if all necessary permits had been obtained. The project applicant stated that a grading permit is being retroactively applied for with the Public Works Department. Dan Peterson asked if hydraulic calculations are being prepared as part of this permit. Nick Johnston stated that the project applicant is working with Danny Pond in Public Works to get the permit issued; also stating that a runoff basin or swale will be required. Dan Peterson also asked if the project had been provided to RD784, as they generally assign requirements and charge fees. Patrick Meagher from RD784 stated that they had not been noticed for this project, and that drainage impact fees would apply to this project. This item was continued to accommodate the need for RD784 to provide comment and conditions of approval for the project.

Public Hearing:

- Louise Anderson stated that the project would negatively affect the local residents. She spoke of additional traffic impacts adversely affecting local residents' safety, and recommended an alternative road access for the project site.
- Linda Richardson stated that local semi truck and farm equipment usage has adverse traffic impacts. She asked if the road will continue to be maintained by the project applicant after they fulfil the initial road repair requirement as she believes ongoing maintenance will be needed.
- Patrick Meagher from RD784 reiterated that this project will need to be routed for project conditions and fees.
- Jeremy Strang asked if RD784 was routed for project consultation and whether this is typical. Kevin Perkins stated that this is a typical procedure. Dan Peterson requested for Patrick Meagher confirm RD784's intent to add comments to the project, to which Patrick confirmed. Jeremy Strang asked about the traffic improvement plan, which was commented on by Nick Johnston. Nick Johnston recommended that any members of the public concerned about road damage should report it to the Public Works Department for investigation. He also asked whether this conditional use permit would be limited by duration, Kevin Perkins stated he was not aware of any such time limiting condition.

Motion: Motion to continue a decision on the project to a date certain which will be the next scheduled meeting of the Development Review Committee.

Moved: Jeremy Strang

Second: Clark Pickell

Ayes: Clark Pickell, Dan Peterson, and Jeremy Strang

Noes: None

Abstain: None

DEPARTMENT ITEMS: None

CORRESPONDENCE: None

COMMITTEE COMMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:43 am.

Dan Peterson, Committee Chairman
Development Review Committee