



# *County of Yuba*

## Community Development & Services Agency

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### Planning Department

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

Thursday, April 7, 2022  
9:00 a.m. Board Chambers  
915 8<sup>th</sup> 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 Jeremy Strang and Committee Member Clark Pickell

**COMMITTEE ABSENT:** None

**STAFF PRESENT:** Kevin Perkins, Planning Manager; Ian Scott, Project Manager of Broadband; 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 March 3, 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 CUP2021-0006 (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 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 and approve Conditional Use Permit CUP 2021-0006 subject to making the necessary findings and conditions of approval.

**Staff Discussion:**

- Kevin Perkins stated that RD 784 provided comments and conditions of approval for the project and that those conditions have been included, further that RD 784 is satisfied with the Planning Department’s inclusion of RD 784’s comments and conditions.

**Public Hearing:**

- Due to an audio issue, a member of the public (first name Linda) who was attending via a remote medium was unable to hear part of the presentation. Committee Chairman Dan Peterson read the conditions of approval that were added since the item had been continued from its previous DRC agenda for the member of the public. The conditions of approval that were read into the record were conditions #26 and #27.
- Linda asked if anything had been decided regarding the maintenance of Hazel Street, and the ongoing maintenance of Hazel Street. Jacob Edwards stated that the staff report included the requirement that the applicant is responsible for improvements on Hazel Street. Linda further requested information on the specifics of the road improvement work and concerns for the need of ongoing road improvement.
- Kevin Perkins requested that Nick Johnston of Public Works detail the road improvements. Nick Johnston provided the specifics of the scope of work for Public Works conducting road improvements on Hazel Street, that they would last at least 15 years. Upon questioning by Dan Peterson, Nick Johnston further clarified that the base of the road would be composed of aggregate base.
- Linda wanted to ensure that the thicker road standard would be maintained by the County after 15 years, which Dan Peterson confirmed.

**Motion:** Motion 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 and approve Conditional Use Permit CUP 2021-0006 subject to making the necessary findings and conditions of approval.

**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 9:12 am.

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Dan Peterson, Committee Chairman  
Development Review Committee