



County of Yuba

Community Development & Services Agency

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Planning Department

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AGENDA
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)
May 5, 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/89244975980>

CALL TO ORDER: Roll Call and Determination of Quorum

APPROVAL OF MINUTES: April 7, 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 Certificate of Compliance CC2022-0001 (O'Brien): The application is a request for the issuance of a certificate of compliance for a 20.38 acre parcel identified as Assessor's Parcel Number 006-250-040. The parcel is located in the community of Smartsville, along the southern side of State Highway 20. The property is zoned Rural Residential with a 5 acre minimum parcel size (RR-5) & has a general plan designation of Rural Community.

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 TPM2021-0006 (Vanderford): The applicant is requesting approval of a Tentative Parcel Map to subdivide 50.5 acres into two parcels for a property located at 11145 Loma

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.

Rica Road, approximately 0.4 acres south of Loma Rica Road, in the community of Loma Rica (APN: 040-260-017). The 2030 General Plan designates the land use as Rural Community and the zoning is “RR-5” Rural Residential-5 acre minimum lot size.

2. Tentative Parcel Map TPM2021-0010 (Sanchez): The applicant is requesting approval of a Tentative Parcel Map to subdivide 16.96 acres into three parcels for a property located at 8298 Hallwood Boulevard, in the community of Hallwood (APN: 006-120-038). The 2030 General Plan designates the land use as Rural Community and the zoning is “RR-5” Rural Residential-5 acre minimum lot size.

3. Tentative Parcel Map TPM2021-0009 (Maan 11th Ave): The applicant is requesting approval of a Tentative Parcel Map to subdivide a 3 acre parcel into three parcels, for a property located at 1704 Eleventh Avenue in the Olivehurst Community (APN: 013-310-007). The 2030 General Plan designates the subject site land use as Valley Neighborhood and the zoning as High Density Residential (RH).

4. Tentative Parcel Map TPM2021-0007 (Velasco): The applicant is requesting approval of a tentative parcel map to create two parcels from a 20 acre property located at 4075 Monarch Trail Drive in the community of Camp Far West. Proposed parcels one & two will be 10 acres in size (Attachment 1). The project site is identified as Assessor’s Parcel Number 015-800-008. The property is zoned as Rural Residential, with a ten acre minimum lot size (RR-10) and is designated on the General Plan Land Use Diagram as Rural Community.

DEPARTMENT ITEMS: None

ADJOURNMENT: Next scheduled meeting is Thursday, June 2, 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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