



County of Yuba

Community Development & Services Agency

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Planning Department

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AGENDA YUBA COUNTY PLANNING COMMISSION MEETING

Wednesday, April 19, 2023 6:00 p.m.
Yuba County Board Chambers

Members of the Planning Commission and members of the public can participate in person in the County Board Chambers. In compliance with Government Code section 54953(e), members of the Planning Commission and members of the public can also participate in the meeting by teleconference via Zoom: <https://us06web.zoom.us/j/83920320391>

PLANNING COMMISSION MEETING

- A) 1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER:
Roll Call and Determination of Quorum
3. PUBLIC COMMUNICATIONS:
Any person wishing to address the Commission may do so at this time except for matters already on today's agenda. The total amount of time allotted for receiving such public communication shall be limited to a total of 15 minutes and each individual or group will be limited to no more than 3 minutes. No Commission action can be taken on comments made under this heading.
4. APPROVAL OF MINUTES:
- Minutes from February 15, 2023.
- B) PROCEDURE FOR PUBLIC HEARING and/or ACTION ITEMS:
After the staff report for each agenized item, members of the public shall be allowed to address the Board and the Commission regarding the item being considered ANY PERSON WISHING TO TESTIFY SHOULD FIRST STATE THEIR NAME AND ADDRESS. All comments or testimony should be addressed to the Board Chair, and should be limited to no more than 3 minutes.

If you challenge in court the action or decision of the Yuba County Board of Supervisors or Planning Commission 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 Yuba County Board of Supervisors and Planning Commission at, or prior to, such public hearing.

C) PUBLIC HEARING:

- 1) **Tentative Subdivision Tract Map TSTM 2022-0009 (Lucero):** The applicant is requesting a Tentative Subdivision Tract Map to create 5 residential lots on an 87 acre property. The project site is located at 10654 Texas Hill Road, approximately 0.6 miles south west of the intersection of Marysville Road and Texas Hill Road, in the Dobbins Community (APN: 048-170-001). The 2030 General Plan designates the land use as Rural Community “RC” and the zoning as Rural Residential – 5 acres minimum “RR-5”.
- 2) **Development Agreement LUSE 22-0006 (Riverside Meadows):** The applicant is requesting a Development Agreement to extend the terms of their existing Development Agreement for a term of 15 years in exchange for community amenities and improvements. The project is located northeast of the intersection of River Oaks Boulevard and Cimarron Drive in the Plumas Lake Specific Plan and is referred to as Riverside Meadows (TSTM 2003-0007.)

D) OTHER BUSINESS:

E) CORRESPONDENCE:

F) PLANNING DIRECTOR COMMENTS:

G) PLANNING COMMISSIONER’S COMMENTS:

H) ADJOURNMENT:

Next meeting, **May 17, 2023** at 6:00 p.m.

PUBLIC PARTICIPATION INSTRUCTIONS:

You are strongly encouraged to listen to the live stream of the Planning Commission’s meeting (Zoom Meetings information can be found at the top of the agenda.) If you choose not to attend the Planning Commission 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 Tuesday prior to the Planning Commission meeting. Please submit your comment to the Planning Commission Secretary at iscott@co.yuba.ca.us. Your comment will be placed into the record at the Planning Commission meeting. If you wish to make either a general public comment or to comment on a specific agenda item as it is being heard, please submit your comment, limited to 250 words or less, to the Planning Commission Secretary at iscott@co.yuba.ca.us, otherwise, members of the public are encouraged to comment in-person. Every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments will be taken in the order they were received. Comments received after an agenda item will be made part of the record if received prior to the end of the meeting.

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 Planning Commission Hearing Secretary. Requests must be made two full business days before the start of the meeting.