



County of Yuba

Community Development & Services Agency

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**MINUTES OF THE YUBA COUNTY
PLANNING COMMISSION
Wednesday, February 15, 2023
6:00 p.m. Yuba County Board Chambers**

Planning Commissioners Present: Commissioners McNally, Grant, Philips, and Cardenas

Planning Commissioners Absent: None

Staff Present: Ciara Fisher, Planner III; Kevin Perkins, Assistant CDSA Director; and Sims Ely, County Counsel

PUBLIC COMMUNICATION:

- Andy Vasquez Jr., Chairman of the Yuba County Board of Supervisors, spoke in favor of the continued serving of Kelly McNally as Chair of the Planning Commission. He also spoke in recognition of Kevin Perkins providing presentations regarding the continued economic development of Yuba County.

APPROVAL OF MINUTES:

Commissioner McNally made the motion, which was seconded by Commissioner Grant to amend the minutes from the December 21, 2022, Planning Commission meeting to correct errors.

The motion was passed with the following vote:

Ayes: Commissioners McNally, Philips, Grant, and Cardenas

Noes: None

Abstain: None

Absent: None

Commissioner McNally made the motion, which was seconded by Commissioner Grant to approve the minutes from the December 21, 2022, Planning Commission meeting.

The motion was passed with the following vote:

Ayes: Commissioners McNally, Grant, Philips, and Cardenas

Noes: None

Abstain: None

Absent: None

ACTION ITEMS:

- 1) **Conditional Use Permit LUSE-22-0001 (Yuba River Campground):** The applicant is requesting a Conditional Use Permit to allow a 30 space campground that will feature 8 RV spots, 1 tent cabin, and 21 spots for vans, trucks, & tent campers. All campsites will be dirt and gravel, not paved. Each campsite will be at least 1,000 sq ft in size and will allow room for 2 vehicles, a picnic table, and a fire ring. The project site is located approximately 1 mile northeast from the HWY 20 and Timbuctoo Rd exit and 0.3 miles north from Rockdale Trail, in the Smartsville Community (APN 005-550-012). The 2030 General Plan designates the land use as Rural Community and the zoning of the property is Rural Residential, with a 5 acre minimum (RR-5).

Staff Report: Kevin Perkins requested that the Planning Commission continue this item to a date uncertain due to concurrence between staff and County Counsel on the need to prepare an environmental impact report as requested by members of the public.

Public Hearing:

Scott Milener, the project applicant, thanked the Planning Department for their assistance and spoke in favor of conducting the environmental impact report and continuing the item to a date uncertain.

Commissioner McNally asked about when the next General Plan Update process is anticipated to begin. Kevin Perkins stated that the previous update was adopted by the Yuba County Board of Supervisors in 2011, and it is anticipated to plan out to 2030. He elaborated that he does not anticipate a new General Plan Update process will begin before five years from now.

Motion: Commissioner McNally made a motion and was seconded by Commissioner Grant to continue LUSE-22-0001 to a date uncertain.

The motion passed with the following vote:

Ayes: Commissioners McNally, Grant, Phillips, and Cardenas

Noes: None

Abstain: None

Absent: None

- 2) **Tentative Subdivision Tract Map TSTM 2022-0008 (Griffith Ranch):** The applicant is requesting a Tentative Subdivision Tract Map to create 56 residential lots on an 11.89 acre property. The project site is located at the intersection of Hammonton-Smartsville Road & Griffith Avenue; specifically, the south side of Hammonton-Smartsville Road and immediately west of Griffith Avenue. The site is half a mile north from North Beale Road and may be considered as the easterly portion of the Linda Community. The property is currently vacant and has no address (APN: 019-270-029). The 2030 General Plan designation for the property is Valley Neighborhood and the zoning designation as Single Family Residential (RS).

Staff Report: Vanessa Franken introduced the project and presented the staff report. Planning Commission questions were answered by Vanessa Franken.

Public Hearing:

Commissioner Phillips questioned who would retain ownership of the detention lot that is a part of the project. He expressed concerns regarding the potential of taxes assessed on the property which would not be collected. Sean Minard stated that the lot in question is now a for-sale lot, and that drainage would occur on a parcel across the street which is not a part of the project.

Tej Maan expressed his gratitude to staff and Sean Minard. He then requested clarification regarding the condition requiring a masonry wall between the project site and Griffin Road. Kevin Perkins stated that past precedent on a similar project required a masonry wall, and that staff supports retaining the condition for this project. Commissioner McNally asked whether the Public Works Director has the discretion to modify conditions of approval. Kevin Perkins stated that while the Public Works Director does retain that ability, that he would hope conditions of approval would be modified through the map revision process if such modifications were necessary.

Motion: Commissioner McNally made a motion and was seconded by Commissioner Grant, to approve the resolution to adopt the mitigated negative declaration and mitigation monitoring and reporting program and approve Tentative Subdivision Tract Map TSTM 2022-0008 subject to the attached mitigation monitoring plan and conditions of approval, as well as to include the modifications to the tentative subdivision tract map and conditions of approval as noted by staff and adopt the findings as laid forth by staff and the staff report.

The motion passed with the following vote:

Ayes: Commissioners McNally, Grant, Phillips, and Cardenas

Noes: None

Abstain: None

Absent: None

OTHER BUSINESS:

1) Nominations for Planning Commission Chairperson and Vice Chairperson:

Nominations will be accepted for the determination of a new Chairperson and Vice Chairperson of the Planning Commission.

Motion: Commissioner Grant made a motion and was seconded by Commissioner Cardenas, to nominate Kelly McNally to serve as Chairperson of the Planning Commission for an annual term.

The motion passed with the following vote:

Ayes: Commissioners McNally, Grant, Phillips, and Cardenas

Noes: None

Abstain: None

Absent: None

Motion: Commissioner McNally made a motion and was seconded by Commissioner Cardenas, to nominate Louise Grant to serve as Vice Chairperson of the Planning Commission for an annual term.

The motion passed with the following vote:

Ayes: Commissioners McNally, Grant, Phillips, and Cardenas

Noes: None

Abstain: None

Absent: None

CORRESPONDENCE: None

PLANNING DIRECTOR COMMENTS: Kevin Perkins thanked Supervisor Vasquez for his comments related to Kevin Perkins' economic development presentation. He also stated he would provide this presentation to the Planning Commission at the next meeting. Kevin Perkins also stated that the next Planning Commission meeting would consider two development agreements, one of which for a map in Plumas Lake, and the other for the Feather River Center. He also stated for context that the Feather River Center will be the future location of the Costco in Yuba County, and that Costco received its building permit from the County recently. Kevin Perkins informed the Planning Commission that the Community Development and Services Agency is prioritizing assisting in the development of the Lindhurst Avenue corridor. Lastly, Kevin Perkins thanked Tej Maan for his continued investments in Yuba County and stated his interest in working with him on future development projects.

PLANNING COMMISSIONER COMMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned until the next meeting on April 19, 2023.

Kevin Perkins
Assistant CDSA Director