



County of Yuba

Community Development & Services Agency

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Planning Department

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AGENDA YUBA COUNTY PLANNING COMMISSION MEETING

Wednesday, February 15, 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/82016562744>

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 December 21, 2022.
- B) PROCEDURE FOR PUBLIC HEARING and/or ACTION ITEMS:
After the staff report for each agenda 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) **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).
- 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).

D) 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.

E) CORRESPONDENCE:

F) PLANNING DIRECTOR COMMENTS:

G) PLANNING COMMISSIONER'S COMMENTS:

H) ADJOURNMENT:

Next meeting, **March 15, 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.