



County of Yuba

Community Development & Services Agency

915 8th Street, Suite 123, Marysville, CA 95901

Planning Department

Phone: (530) 749-5470

Fax: (530) 749-5434

Web: <http://www.co.yuba.ca.us>

**MINUTES OF THE YUBA COUNTY
PLANNING COMMISSION
Wednesday, April 19, 2023
6:00 p.m. Yuba County Board Chambers**

Planning Commissioners Present: Chair McNally, Vice Chair Grant; Commissioners Phillips, Cardenas and Warmack

Planning Commissioners Absent: None

Staff Present: Kevin Perkins, Assistant CDSA Director; Planning Secretary, Ian Scott; and Sims Ely, Deputy County Counsel

PUBLIC COMMUNICATION:

- None

APPROVAL OF MINUTES:

Chair McNally made the motion, which was seconded by Vice Chair Grant to approve the minutes from the February 15, 2023, Planning Commission meeting.

The motion passed with the following vote:

Ayes: Chair McNally, Vice Chair Grant; Commissioners Cardenas, Warmack, and Phillips.

Noes: None

Abstain: None

Absent: None

ACTION ITEMS:

- 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".

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

Public Hearing: Sims Ely clarified that they would be adopt the resolution that would adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and Approve TSTM2022-0009 subject to the Conditions of Approval and adopt the findings therein.

Motion: Chair McNally made the motion, which was seconded by Vice Chair Grant to adopt the resolution to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and Approve TSTM2022-0009 subject to the Conditions of Approval and its findings.

The motion passed with the following vote:

Ayes: Chair McNally, Vice Chair Grant; Commissioners Cardenas, Warmack, and Phillips.
Noes: None
Abstain: None
Absent: None

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).

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

Public Hearing: Commissioner Cardenas inquired about the inclusion of a park in the new subdivision plans. Kevin explained that there is already a park within the subdivision (behind Riverside Meadows School), and the Olivehurst Public Utility District (OPUD) plans to develop a regional park east of the subdivision. Additionally, Yuba County Community Development and Public Works are working on a new bike path in addition to the existing Bear River Habitat Trail.

Motion: Chair McNally made the motion, seconded by Commissioner Cardenas, to adopt the attached resolution recommending that the Board of Supervisors approve the Development Agreement between the project ownership group and Yuba County and its findings.

The motion passed with the following vote:

Ayes: Chair McNally, Vice Chair Grant; Commissioners Cardenas, Warmack, and Phillips.
Noes: None
Abstain: None
Absent: None

OTHER BUSINESS:

- None

CORRESPONDENCE:

- None

PLANNING DIRECTOR COMMENTS:

Kevin Perkins shared the following:

- 1) Informed Planning Commission that he, Planning Secretary Ian Scott and Deputy County Counsel Sims Ely have been working on draft Planning Commission Bylaws. Sims Ely confirmed that the Board of Supervisors must adopt the Planning Commission Bylaws by ordinance.
- 2) CDSA is working on a Development Agreement to apply developer credits to demolish the defunct mall, Feather River Center, that would provide assurances or fee credits to have the developer demolish the existing remaining structure.
- 3) Future plans of a State of Development presentation with the Planning Commission.
- 4) Welcomed Pam Warmack, who was highly recommended by Board Supervisor Don Blaser.

PLANNING COMMISSIONER COMMENTS:

- 1) Commissioners also welcomed new Commissioner Warmack.

ADJOURNMENT: There being no further business, the meeting was adjourned until the next meeting on May 17, 2023.

Kevin Perkins
Assistant CDSA Director