



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, September 20th, 2023
6:00 p.m. Yuba County Board Chambers**

Planning Commissioners Present: Chair McNally, Vice Chair Grant; Commissioners Edwards, and Phillips.

Planning Commissioners Absent: Commissioner Warmack

Staff Present: Kevin Perkins, Assistant CDSA Director; Ciara Fisher, Planner III, and Chase Steele, Deputy County Counsel.

PUBLIC COMMUNICATION:

- None

APPROVAL OF MINUTES:

- Minutes from August 16, 2023

CONSENT ITEMS:

- None

PUBLIC HEARING ITEMS:

1) **Major Conditional Use Permit CUP 2022-0001 (Pine Tree RV Campground):** The applicant is requesting to establish a new 50 space RV campground. Each RV space will be at least 1,000 sq ft in size and will allow room for one recreational vehicle. Accessory uses such as a store and pickle ball courts are proposed. The project is located across from the intersection of Jaynes Lane and Marysville Road in the Camptonville community. The project property is located at 14566 Marysville Road in the community of Camptonville (APN: 064-070-025). The 2030 General Plan designates the land use as Rural Community and the zoning designation as Rural Commercial.

Staff Report: Ciara Fisher introduced the project and presented the staff report.

Public Hearing:

Applicants requested to remove Camptonville COAs 32, 33, and 34 because they've been addressed.

Chair McNally had questions regarding the definition of dry camping because the application stated that no dry camping would be allowed. Kevin Nelson, Nelson Engineering, explained that the camp sites will all have the option for full hookups and no tent only options, that's why there will be no dry camping. McNally also asked questions about plans for security of garbage. Nelson explained there will be bear secured garbage enclosures as well as a communal trash receptacle that will also be secured.

Commissioner Edwards requested for clarification in regards to the removal of the second access point condition. Nelson clarified the second access was already addressed, so the condition is redundant.

Nelson requested the life of the Use permit be extended from 24 months to 36 months, and the extension of the use permit be allowed up to 24 months, rather than 90 days. Planning Commissioners agreed.

A member of the public, Rodie Hayland (?), raised concerns regarding water usage from the well and septic as the area is already constrained for water usage. She also raised concerns for potential increase in traffic accidents along Marysville Road due to large vehicles/trailers turning on and off of the road. Another concern was for a site manager due to the possibility of crime from drug use within the camp site and the potential for noise from a generator.

Nelson and Jessica Hankins, Yuba Planning Group, addressed the concerns raised from the community member. No dry camping and the rate of the park should limit the amount of crime. The generators will not be allowed to run all night because they implemented quiet hours.

Commissioner Grant asked if a camp host will be on site to enforce campground rules, the 21 day maximum stay, and security of the neighbors and campers.

Spencer Havner, the property owner, stated the campground will have a host and be kept clean. The camp host and crew will be there at the site every day. There will be a gate to secure the site. He also stated that the well drillers stated there was a good history of water on the property.

McNally asked about camp fires and if any comments were made from the Sherriff's Dpt. Staff confirmed no comments from the Sherriff's Dpt. Havner responded that there will be no wood fires allowed, only gas.

Scott Hayland, a member of the public, also made a comment regarding concerns for traffic on Marysville road as well.

Motion:

- 1) Chair McNally motioned, seconded by Vice Chair Grant to adopt the attached Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and the amended Resolution and approve CUP 2022-0001 subject to making the necessary findings and the conditions of approval with the removal of COAs 32, 33, and 24, to extend the use permit

to 36 months and the extension of time to 24 months, and a COA to add signage to Marysville Road to warn traffic that large and/or slow-moving vehicles may be entering and exiting the campground.

The motion passed with the following vote:

Ayes: Chair McNally, Vice Chair Grant, Commissioners Phillips and Edwards
Noes: None
Abstain: None
Absent: Commissioner Warmack

OTHER BUSINESS:

- None

CORRESPONDENCE:

- None

PLANNING DIRECTOR COMMENTS:

- None

PLANNING COMMISSIONER COMMENTS:

- None

ADJOURNMENT: There being no further business, the meeting was adjourned until the next meeting on October 18^h, 2024.

Kevin Perkins
Assistant CDSA Director