



County of Yuba

Community Development & Services Agency

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**MINUTES OF THE YUBA COUNTY
PLANNING COMMISSION
Wednesday, October 20, 2021
6:00 p.m. Zoom Meetings Teleconference**

Planning Commissioners Present: Commissioners McNally, Muncaster, Lubeck, and Ferrini

Planning Commissioners Absent: Commissioners Phillips

Staff Present: Ciara Fisher, Planner II; Ian Scott, Project Manager of Broadband; and Sims Ely, County Counsel

PUBLIC COMMUNICATION:

- None

APPROVAL OF MINUTES:

County Counsel Sims Ely indicated to the Planning Commissioners that minutes can be voted on by commissioners who were not present at the meeting, provided that there is a recording of that meeting.

Commissioner Lubeck made the motion, which was seconded by Commissioner Muncaster to approve the minutes from the April 21, 2021 Planning Commission meeting.

The motion was passed with the following vote:

Ayes: Commissioners McNally, Lubeck, Muncaster, and Ferrini

Noes: None

Abstain: None

Absent: Commissioners Phillips

Commissioner Muncaster made the motion, which was seconded by Commissioner Muncaster to approve the minutes from the September 15, 2021 Planning Commission meeting, with a correction to modify the minutes to reflect that Commissioner Muncaster posed a question regarding sound barriers during the public hearing for TSTM 2021-0003. The minutes had erroneously attributed this question to Commissioner Lubeck.

The motion was passed with the following vote:

Ayes: Commissioners McNally, Lubeck, Muncaster, and Ferrini

Noes: None
Abstain: None
Absent: Commissioners Phillips

ACTION ITEMS:

- 1) **Tentative Subdivision Tract Map TSTM 2021-0004 (Goldfields Ranch):** The project consists of a tentative subdivision tract map that would create 499 residential lots on 94.32 acres, a commercial lot on 2.63 acres, a park on 4.2 acres, the major roadways on 9.85 acres, a canal on 10.88 acres, and two semi-public lots on 0.19 acres for a total area of 122.07 acres. The project also includes a Change of Zone to change 19.9 acres of Medium Density Residential “RM” and 16.87 acres of Neighborhood Mixed Use “NMX” into Single Family Residential “RS”, for a total of 119.44 acres zoned “RS” and 2.63 acres zoned “NMX”. The project area is defined as two Yuba County Assessor’s Parcel Numbers: APN 019-260-058 at 102.17-acres and APN 019-260-089 at 19.9-acres. The project site is located along Goldfields Parkway, directly to the south of North Beale Road, and to the north-east of Linda Ave, in the Linda Community. The 2030 General Plan designates the land use as Valley Neighborhood and the zoning is “RS” Single Family Residential, “RM” Medium Density Residential, and “NMX” Neighborhood Mixed Use. The Goldfields Ranch Subdivision proposes 499 residences on roughly 94-acres for a density of 5.31 dwelling units per acre. The “RS” zoning allows a density on the site of 3 to 8 units per acre.

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

Public Hearing: Commissioner Ferrini questioned whether or not LGI had fulfilled development requirements under Title 24 of the California Building Standards Code, specifically around solar and electric vehicles. The developer’s representative responded by saying that they had fulfilled solar standards. They also stated that the solar system installed is not leased, but rather is the property of the property owner. CDSA Director Mike Lee stated that the electric vehicle-charging portion of Commissioner Ferrini’s inquiry is generally checked at the plan check/building permit stage. Commissioner Ferrini refuted this, stating that he believes the electric vehicle items are best addressed as part of the checking process of the mitigated negative declaration for the subdivision entitlement. Ciara Fisher corroborated Mike Lee’s comments, stating that in her view the electric vehicle items would be addressed at the plan check/building permit stage.

Commissioner Ferrini also disputed the environmental document. He stated that Earl Road is not included in the report, which he states is a problem due to increased pollution/emissions and related issues thereof. Commissioner Ferrini believes that due to the proximity of the proposed development to the highway, that many of the potential homeowners/renters will be commuters to the Sacramento metropolitan area. He also states that the VMT counts used in the document are outdated. Furthermore, Commissioner Ferrini spoke critically regarding the thresholds of significance for air pollution provided by Feather River Air Quality Management District (FRAQMD). He also believes that the SACOG data used for the environmental document is inaccurate, and that in his opinion the County should be a part of a different metropolitan planning organization. He also disagrees with KD Anderson’s letter (Project Attachment 7, page 168/168 of the staff report) VMT conclusions.

Commissioner Ferrini demonstrated his interest in any resolution concerning Goldfields Parkway to be heard before the Planning Commission. He also believes that at least 5-7,000 more trips will occur per day due to the project, and that Goldfields Parkway will become a quasi-state bypass for the City of Marysville. He spoke generally to a desire to recover additional funds from developers for infrastructure support.

Commissioner McNally wanted to clarify that this project would decrease the density of the project area, versus the density it is currently zoned for. Ciara Fisher stated that this is correct. Commissioner McNally further questioned whether the proposed project would produce less environmental impact than that which was mitigated for in the 2030 General Plan, to which Ciara Fisher agreed. Commissioner McNally also wanted to ensure that this project area was not being relied upon for the regional housing needs allocation portion of the most recent housing element. Ciara Fisher and Ian Scott stated that the downzoning of this project will be mitigated by a future rezoning in a development code update.

Commissioner Lubeck stated concerns with the traffic in the area, specifically that the area appears to be used as a truck route. She asked whether or not there will be a retaining wall along the sides of the road. Ciara Fisher responded in the affirmative, stating that there will be walls along North Beale Road, both sides of Goldfields Parkway, and Linda Avenue. Commissioner Lubeck asked if there will be any stop signs added to break up the truck traffic. Mike Lee stated that there is an impact fee adopted by the Board of Supervisors, that the traffic impact fees will be used for needed improvements such as the Earl Road Interchange. Mike Lee stated that one of the goals of the parkway is to minimize stopping, so that the parkway can act as a major arterial road. Commissioner Lubeck stated she is concerned about truck traffic, and asked how many routes there will be for emergency egress. Mike Lee stated that in addition Earl Road, there are two other interchanges that will be serving the project area.

Commissioner McNally asked what MJUSD is collecting per building permit. Mike Lee stated he is unsure about a specific amount per building permit. Commissioner McNally also asked if school districts are provided new school sites based on allocations from projects such as this one and wanted to ensure that the this project would be allowing less people and vehicle trips than what the general plan allowed, Mike Lee stated he believes these are correct assumptions.

Motion: Commissioner McNally made a motion and was seconded by Commissioner Muncaster, to recommend the Board of Supervisors to adopt the Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and Resolution approving Tentative Subdivision Map TSTM 2021-0004 and Change of Zone CZ 2021-0002 subject to the conditions of approval.

The motion failed with the following vote:

Ayes: Commissioners McNally and Muncaster

Noes: Commissioners Lubeck and Ferrini

Abstain: None

Absent: Commissioners Phillips

- 2) **Tentative Subdivision Tract Map TSTM 2021-0007 (Garden Subdivision):** The subject application proposes to create six residential lots on a 0.77 acre property

located at 5841 Garden Avenue in the Linda Community at Assessor's Parcel Number: 020-510-001 (see ATT 2). Lot 1 will be 7,468 square feet, Lots 2-4 will be 4,320 square feet, Lot 5 will be 4,320 square feet, and Lot 6 will be 6,479 square feet. The 2030 General Plan designates the land use as Valley Neighborhood and the zoning is "RM" Medium Density Residential. The "RM" zoning allows 6-17 residential units per acre for detached single-unit dwellings and the applicants are proposing six units on 0.77 acres. Therefore, they are within the allowed number of units for the "RM" Zoning District. The project will have access via a 33 foot private access easement off of Garden Avenue.

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

Public Hearing: Commissioner Ferrini spoke in favor of the project as an infill project to provide housing to lower income groups, and also approved of the environmental document for the project.

Motion: Commissioner Muncaster made a motion and was seconded by Commissioner McNally, to adopt the resolution, approve Tentative Subdivision Map TSTM 2021-0007 (Garden Subdivision) subject to the conditions of approval and find that the project is exempt from further environmental review under CEQA.

The motion was passed with the following vote:

Ayes: Commissioners Muncaster, Lubeck, and McNally

Noes: None

Abstain: None

Absent: Commissioners Phillips

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 November 17, 2021.

Kevin Perkins
Planning Manager