



# *County of Yuba*

## Community Development & Services Agency

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### Planning Department

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### PLANNING COMMISSION STAFF REPORT

**Hearing Date:** November 17, 2021

**Case Number:** Tentative Subdivision Tract Map TSTM 2021-0004 and Change of Zone CZ 2021-0002 (Goldfields Ranch)

**Request:** A request to subdivide 122.07-acre property into 499 residential parcels, a commercial lot, park, and two semi-public lots and a Change of Zone of 119.44 acres in Single Family Residential "RS".

**Location:** 2405 Linda Avenue, south of North Beale Road and north of Linda Avenue along both sides of Goldfields Parkway, in the Linda Community (APNs 019-260-058 & 089).

**Applicant:** LGI Homes, 2251 Douglas Blvd., Suite 110, Roseville, CA 95661

**Engineer:** MHM, 1204 E Street, P.O. Box B, Marysville, CA 95901

**Recommendation:** Recommending the Board of Supervisors hear the matter de novo, to adopt the resolution, make the required findings, and to make the final determination for the approval, denial, or otherwise, of TSTM 2021-0004 and CZ 2021-0002 and the proposed Mitigated Negative Declaration and Mitigation Monitoring Plan.

**Background:** The Yuba County Planning Commission conducted a duly noticed public hearing on October 20, 2021, to consider the approval or denial of TSTM 2021-0004 and CZ 2021-0002 and the related proposed Mitigated Negative Declaration and Mitigation Monitoring Plan. The Planning Commission voted 2-yes, 2-no, 1-absent, thereby resulting in a tie vote. Based on the aforementioned vote, the Yuba County Planning Commission was unable to make a final determinative decision regarding approval or denial of the proposed zoning amendment and the respective findings.

Pursuant to Yuba County Ordinance Code 11.61.060(b), following the public hearing, the Planning Commission shall make a recommendation on a proposed zoning amendment to the Board of Supervisors and pursuant to Government Code § 65856, upon receipt of the recommendation of the Planning Commission, the legislative body shall hold a public hearing.

Therefore, regardless of the October 20<sup>th</sup> vote, Staff still needs the Planning Commission to make a formal recommendation to have the Board of Supervisors make the final determination for the Goldfields Ranch project. Given the Planning Commission's 2-2 vote on the project, staff recommends that the Planning Commission adopt the attached resolution and request the Board of Supervisors hear the matter de novo, to make the required findings, and to make the final determination for the approval, denial, or otherwise, of TSTM 2021-0004 and CZ 2021-0002 and the proposed Mitigated Negative Declaration and Mitigation Monitoring Plan.

**Attachments:**

1. Resolution

Report Prepared By:



Ciara Fisher  
Planner II

**BEFORE THE COUNTY OF YUBA  
PLANNING COMMISSION**

**RESOLUTION RECOMENDING THE YUBA )  
COUNTY BOARD OF SUPERVISORS MAKE )  
THE FINAL DETERMINATION REGARDING ) RESOLUTION NO.: \_\_\_\_\_  
TSTM 2021-0004 AND CZ 2021-0002 AND THE )  
RELATED MITIGATED NEGATIVE )  
DECLARATION AND MITIGATION )  
MONITORING PLAN )**

**WHEREAS**, the Yuba County Planning Commission conducted a duly noticed public hearing on October 20, 2021, to consider the approval or denial of TSTM 2021-0004 and CZ 2021-0002 and the related proposed Mitigated Negative Declaration and Mitigation Monitoring Plan; and

**WHEREAS**, the Planning Commission voted 2-yes, 2-no, 1-absent, thereby resulting in a tie vote; and

**WHEREAS**, the Yuba County Planning Commission was unable to make a final determinative decision regarding approval or denial of the proposed zoning amendment and regarding the respective findings appurtenant thereto; and

**WHEREAS**, pursuant to Yuba County Ordinance Code 11.61.060(b), following the public hearing, the Planning Commission shall make a recommendation on a proposed zoning amendment to the Board of Supervisors; and

**WHEREAS**, pursuant to Government Code § 65856, upon receipt of the recommendation of the planning commission, the legislative body shall hold a public hearing.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The foregoing recitals are true and correct;

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2. The Yuba County Planning Commission hereby makes the recommendation to the Board of Supervisors that the Board of Supervisors hear the matter de novo, to make the required findings, and to make the final determination for the approval, denial, or otherwise, of TSTM 2021-0004 and CZ 2021-0002 and the proposed Mitigated Negative Declaration and Mitigation Monitoring Plan.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the County of Yuba, State of California, on the \_\_\_\_\_, by the following vote.

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

\_\_\_\_\_  
**Yuba County Planning Commission  
Chairperson**

**ATTEST:**  
**Planning Commission Secretary**

**APPROVED AS TO FORM:**  
**MICHAEL J. CICCOTZI**  
**COUNTY COUNSEL**

**BY:** \_\_\_\_\_

**BY:**  \_\_\_\_\_