



# *County of Yuba*

## Community Development & Services Agency

915 8<sup>th</sup> 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, November 20, 2019  
6:00 p.m. Supervisor's Chambers  
915 8<sup>th</sup> Street  
Marysville, California**

**Planning Commissioners Present:** Commissioners Ensslin, Muncaster, McNally, Lubeck and Phillips were present.

**Planning Commissioners Absent:** None

**Staff Present:** Kevin Perkins, Planning Manager and Sims Ely, County Counsel

#### **APPROVAL OF MINUTES:**

Commissioner Ensslin made the motion, which was seconded by Commissioner McNally to approve the minutes from the October 16, 2019 Planning Commission meeting.

The motion was passed with the following vote:

Ayes: Commissioners Ensslin, McNally, Lubeck, and Phillips.

Noes: None.

Abstain: Muncaster

Absent: None

#### **ACTION ITEMS:**

- 1) **Development Agreement (DA) 2019-0002 (Ethan Conrad)**: A request by Ethan Conrad to enter into a Development Agreement with the County of Yuba for the purpose of extending entitlements for up to 20 years from the original tentative map approval of TSTM2003-0037 (Thoroughbred Acres) in exchange for previous participation in the levee funding program. (1) Receive Staff Report and Presentation (2) Public Hearing (3) Close Public Hearing (4) Planning Commission Action

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

**Public Hearing:** Superintendent Cena provided and read a letter from the MJUSD that discussed that the DA was only related to County related fees and not anything related to school district fees. Brian Cooley, representing Ethan Conrad Properties (ECP), spoke that

they have been working with staff to resolve airport land use compatibility issues that were addressed in the DA and that ECP was fine with the DA moving forward in its current form. Brian Cooley acknowledged and wanted the Commission to know that the school fee concern with the MJUSD was not part of the DA.

Motion: Commissioner Ensslin made a motion and was seconded by Commissioner McNally, to recommend approval to the Board of Supervisors of DA 2019-0002.

The motion was passed with the following vote:

Ayes: Commissioners Ensslin, Muncaster, McNally, Lubeck, and Phillips.  
Noes: None.  
Abstain: None.  
Absent: None

**OTHER BUSINESS:** Development Code Update Overview – Kevin Perkins gave an overview of the Development Code and the annual Development Code update process that should be before the Commission in December 2019.

**CORRESPONDENCE:** None.

**PLANNING DIRECTOR COMMENTS:** Kevin Perkins spoke to the commission regarding upcoming Planning Commission meetings.

**PLANNING COMMISSIONER COMMENTS:** None.

**ADJOURNMENT:** There being no further business, the meeting was adjourned until the next meeting on December 18, 2019.

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Kevin Perkins  
Planning Manager