



County of Yuba

Community Development & Services Agency

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MINUTES OF THE YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC) ZONING ADMINISTRATOR (ZA)

Thursday, June 2, 2022
9:00 a.m. Board Chambers
915 8th Street
Marysville, California

Members of the Development Review Committee and members of the public will participate in the meeting in person in the County Board Chambers.

COMMITTEE PRESENT: Committee Chairman, Dan Peterson, Acting Committee Member Kevin Perkins, and Committee Member Clark Pickell

COMMITTEE ABSENT: Committee Member Jeremy Strang

STAFF PRESENT: Nick Johnston, Senior Civil Engineer; Ian Scott, Project Manager of Broadband; Ciara Fisher; Planner III, Vanessa Franken, Planner II; and Jacob Edwards, Planner I.

APPROVAL OF MINUTES:

Motion by Clark Pickell and seconded by Jeremy Strang for the approval of the Development Review Committee minutes of May 5, 2022.

Ayes: Dan Peterson, Clark Pickell, and Kevin Perkins
Noes: None
Abstain: None

CONSENT ITEMS:

- None

PUBLIC HEARINGS AND ACTION ITEMS:

If you challenge in court the action or decision of the Yuba County Staff Development Committee regarding a zoning, planning, land use or environmental protection matter made at any public hearing described in this notice, you may be limited to raising only those issues you or someone raised at such public hearing, or in written correspondence delivered to the Development Review Committee at, or prior to, such public hearing.

At the beginning of the Public Hearings section, the order of the Public Hearing items was changed to: 1) TPM2021-0014 (ARO Developments), 2) TPM2021-0015 (Shahi), and 3) TPM2022-0002 (Mantz).

1. Tentative Parcel Map TPM2021-0014 (ARO Developments): The applicant is requesting approval of a Tentative Parcel Map to subdivide a 20.16 acre parcel into five industrial parcels, for a property located at 4529

Arboga Road in the community of Olivehurst (APN: 013-310-007). The 2030 General Plan designates the subject site land use as Valley Neighborhood and the zoning as Light Industrial “IL”.

The item was presented by Ciara Fisher, who recommended that the DRC make a determination that the project is exempt from environmental review pursuant to CEQA Section 15315 and approve Tentative Parcel Map TPM2021-0014 subject to making the necessary findings and the conditions of approval. Ciara Fisher stated the APN of the project site in the staff report should be 013-300-017.

Staff Discussion:

- None

Public Hearing:

- None

Motion: Motion that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315, and approve Tentative Parcel Map TPM 2021-0014 subject to making the necessary findings and conditions of approval.

Moved: Clark Pickell

Second: Kevin Perkins

Ayes: Dan Peterson, Clark Pickell and Kevin Perkins

Noes: None

Abstain: None

2. Tentative Parcel Map TPM2021-0015 (Shahi): The applicant is requesting approval of a Tentative Parcel Map to subdivide a 0.62 acre parcel into two (2) residential parcels, for a property located at 1603 Third Avenue in the Olivehurst Community (APN: 013-440-032). The 2030 General Plan designates the subject site land use as Valley Neighborhood and the zoning as Single Family Residential “RS”.

Jacob Edwards presented the staff report, who recommended that the DRC make a determination that the project is exempt from environmental review pursuant to CEQA Section 15315 and approve Tentative Parcel Map TPM2021-0015 subject to making the necessary findings and the conditions of approval.

Staff Discussion:

- None

Public Hearing:

- None

Motion: Motion that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315, and approve Tentative Parcel Map TPM 2021-0015 subject to making the necessary findings and conditions of approval.

Moved: Kevin Perkins

Second: Clark Pickell

Ayes: Dan Peterson, Clark Pickell and Kevin Perkins

Noes: None

Abstain: None

3. Tentative Parcel Map TPM2022-0002 (Mantz): The applicant is requesting approval of a tentative parcel map to create two parcels from one parcel consisting of 0.46± acres located at 1378 Sharp Avenue (APN: 021-312-006) within the community of Linda. The 2030 General Plan designates the subject site land use as Valley Neighborhood and the zoning as Neighborhood Mixed Use “NMX”.

Vanessa Franken presented the staff report, who recommended that the DRC make a determination that the project is exempt from environmental review pursuant to CEQA Section 15315 and approve Tentative Parcel Map TPM2022-0002 subject to making the necessary findings and the conditions of approval.

Staff Discussion:

- None

Public Hearing:

- None

Motion: Motion that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315, and approve Tentative Parcel Map TPM 2022-0002 subject to making the necessary findings and conditions of approval.

Moved: Clark Pickell

Second: Kevin Perkins

Ayes: Dan Peterson, Clark Pickell and Kevin Perkins

Noes: None

Abstain: None

DEPARTMENT ITEMS: None

CORRESPONDENCE: None

COMMITTEE COMMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:30 am.

Dan Peterson, Committee Chairman
Development Review Committee