

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF YUBA

RESOLUTION FINDING THE PROJECT)	
EXEMPT FROM ENVIRONMENTAL)	
REVIEW AND APPROVAL OF TENTATIVE)	
SUBDIVISION TRACT MAP 2019-0004,)	
CHANGE OF ZONE 2019-0001, AND)	RESOLUTION NO.: <u>2020-18</u>
CONDITIONAL USE PERMIT 2019-0005)	
SUBJECT TO THE ATTACHED)	
CONDITIONS OF APPROVAL)	

WHEREAS, Lendco LLC, filed an application for a Tentative Subdivision Tract Map to subdivide an 8.77-acre property into 41 residential parcels and one commercial parcel. A request for a Change of Zone to change 6.65 acres from NMX – Neighborhood Mixed Use District to RS-Single Family Residential District. A request for a Conditional Use Permit to reduce the minimum lot size, width, and setback requirements to 4,500 square feet for interior lots, 5,000 square feet for corner lots, 50 feet for lot width, and to reduce rear yard setbacks to 15 feet. This project is located adjacent to Autumn Lane, Sunhaven Court, and Erle Road, in the Olivehurst Community at Assessor’s Parcel Numbers: 019-762-002 & 019-762-003; and

WHEREAS, at their regularly scheduled meeting on December 18, 2019 the Planning Commission held a public hearing and took public testimony on the project and made a recommendation that the Board of Supervisors approve Tentative Subdivision Tract Map 2019-0004; Change of Zone 2019-0001, and Conditional Use Permit 2019-0005 by a vote of 3 yes -1 no, 1 absent; and

WHEREAS, the Community Development & Services Agency, Planning Department of the County of Yuba has conducted a review of the proposed project and concluded that the project is consistent with both the 2030 General Plan and Development Code and is exempt from further environmental review pursuant to Section 15061 of the California Environmental Quality Act; and

WHEREAS, the Community Development & Services Agency, Planning Department of the County of Yuba has provided due notice of a public hearing before the Board of Supervisors of the County of Yuba and the intent to find the proposed project exempt from further environmental review in accordance with the California Environmental Quality Act, as amended;

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NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Board of Supervisors finds that the proposed project as revised is consistent with the Community Development Element and other applicable elements of the Yuba County 2030 General Plan, as well as with the Yuba County Zoning Map and Development Code.
3. The Board of Supervisors finds that the project site as revised is physically suitable for the proposed type of development and the proposed density of development.
4. The Board of Supervisors adopts the following 2 findings of fact as stated in the staff report for the Change of Zone (File# CZ 2019-0001):
 - The proposed project is consistent with the Community Development Element and other applicable elements of the Yuba County 2030 General Plan as well as with the Yuba County Zoning Map and Ordinance.
 - The project is physically suitable for the proposed type of density of development.
5. The Board of Supervisors finds that the proposed project and the conditions under which it would be developed or maintained will promote, protect and secure the public health, safety and general welfare and will result in an orderly and beneficial development of the County.
6. The Board of Supervisors finds that the project, as conditioned, meets the County design and improvement standards set forth in the Yuba County Development Code.
7. The Board of Supervisors finds that the revised project, as conditioned, is in compliance with the Subdivision Map Act and the Yuba County Ordinance Code.
8. The project will not cause substantial environmental damage to fish and/or wildlife and their habitats, nor have the potential for adverse effect(s) on wildlife resources or the habitat upon which wildlife depends. A Notice of Determination will be recorded with the County Recorder and Fish and Game Filing Fees will be paid to the County Recorder.

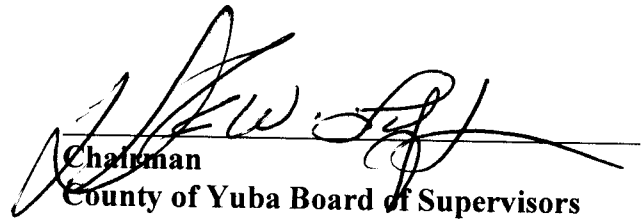
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The Board of Supervisors hereby finds the project exempt from further environmental review pursuant to Section 15061 of the California Environmental Quality Act, incorporated herein by reference, and approves Tentative Subdivision Tract Map 2019-0004, Change of Zone 2019-0001, and Conditional Use Permit 2019-0005; subject to the Exemption from Environmental Review and Conditions of Approval incorporated by reference.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Yuba, State of California, on January 28, 2020, by the following vote.

AYES: Supervisors Vasquez, Leahy, Lofton, Bradford, Fletcher
NOES: None
ABSENT: None
ABSTAIN: None


Chairman
County of Yuba Board of Supervisors

ATTEST: Rachel Ferris
Clerk of the Board of Supervisors

APPROVED AS TO FORM:
County Counsel

BY: 
Board Clerk

BY: 