



County of Yuba

Community Development & Services Agency

915 8th 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 DEVELOPMENT REVIEW COMMITTEE (DRC) ZONING ADMINISTRATOR (ZA)

Thursday, March 7, 2019

9:00 a.m. Ag Conference Room

915 8th Street, Ste 127

Marysville, California

COMMITTEE PRESENT: Committee Chairman, Dan Peterson, Deputy Director of Public Works; Committee Member, Jeremy Strang, Building and Code Enforcement Manager; Committee Member, Clark Pickell, Environmental Health Director

COMMITTEE ABSENT: None

STAFF PRESENT: Kevin Perkins, Planning Manager; Vanessa Franken, Planning Technician; Jeff Olsen, Assistant County Surveyor; Van Boeck, Associate Civil Engineer; Melanie Marquez, DRC Secretary

APPROVAL OF MINUTES:

Motion by Dan Peterson and seconded by Jeremy Strang to postpone approval of the Development Review Committee minutes of January 10, 2019.

Ayes: 3
Noes: 0
Abstain: 0

CONSENT ITEMS:

1. **Map Extension ME2019-0001 (TSTM2004-0009 DeValentine):** The applicant, Robert DeValentine, is requesting approval of a Map Extension for Tentative Parcel Map TSTM2004-0009.
2. **Map Extension ME2019-0002 (TPM2013-0001 Martinez):** The applicant, Lana Martinez, is requesting approval of a Map Extension for Tentative Parcel Map TPM2013-0001.
3. **Map Extension ME2019-0003 (TSTM2007-0003 Sharp):** The applicant, Charles Sharp, is requesting approval of a Map Extension for Tentative Parcel Map TSTM2007-0003.
4. **Map Extension ME2019-0004 (TSTM2004-0002 Maan):** The applicant, Tejinder Maan, is requesting approval of a Map Extension for Tentative Parcel Map TSTM2004-0002.
5. **Map Extension ME2019-0005 (TPM2008-0002 Feather River Gateway):** The applicant, Warren Hughes, is requesting approval of a Map Extension for Tentative Parcel Map TPM2008-0002.
6. **Map Extension ME2019-0006 (TSTM2015-0005 The Orchard Phase 2-2):** The applicant, Ryan Biziewski, is requesting approval of a Map Extension for Tentative Subdivision Tract Map TSTM2015-0005.

7. **Map Extension ME2019-0007 (TSTM2004-0048 Northpoint Subdivision)**: The applicant, Michael Costa, is requesting approval of a Map Extension for Tentative Subdivision Tract Map TSTM2004-0048.

Staff Discussion:

NONE

Motion: Motion to approve all items on consent agenda.
Moved: Jeremy Strang
Second: Clark Pickell
Ayes: Jeremy Strang, Clark Pickell, Dan Peterson
Noes: None
Abstain: 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.

1. **Conditional Certificate of Compliance CC2018-0002**: The applicant, EPIC Wireless, is requesting a Conditional Certificate of Compliance to make APN 064-070-022 a legal parcel for the purpose of constructing a telecommunications facility.

Jeff Olsen presented the staff report. Staff noted that the staff report contained an error; the correct building permit number is B18-1816. Staff recommends that the committee approve CC2018-0002 pursuant to the Map Act subject to the conditions contained in the staff report and find that the project is categorically exempt from environmental review and that the project conforms to the applicable government code sections.

Staff Discussion:

- Kevin Perkins: This CC was a condition of approval for a Conditional Use Permit obtained by Verizon for a cell tower approved by this committee last year. This CC process must be completed prior to the Planning Department allowing the issuance of a Building permit.
- Jeff Olsen: The conditions of approval for this project requires the applicant complete a record of survey and file a map with the County Surveyor, which can be a lengthy process. The Director of Public Works/County Surveyor has agreed to allow approval prior to the completion of map recordation.
- Kevin Perkins: The Planning Department is agreeable to the issuance of the Building permit with the approval of this Certificate of Compliance, with the requirement that prior to the final of the permit, everything in the process has been completed.

Public Hearing:

NONE

Motion: Motion that the committee approve CC2018-0002 and find that it is exempt from CEQA and adopt the findings and conditions of approval contained in the staff report.
Moved: Jeremy Strang
Second: Clark Pickell
Ayes: Jeremy Strang, Clark Pickell, Dan Peterson
Noes: None
Abstain: None

2. **Tentative Parcel Map TPM2018-0010 (Five Star)**: The applicant is requesting approval of a tentative parcel map to create two parcels from one parcel consisting of 0.38 acres located at 1736 Hammonton Smartsville Road within the community of Linda. The proposed parcel 1 will be 7m,975 square feet in size and the proposed parcel 2 will be 8,625 square feet in size (Attachment 1). The project site is identified as Assessor's Parcel Number 021-052-019. Parcel 1 and 2 are zoned as Single Family Residential, both parcels have a general plan designation of Valley Neighborhood.

Vanessa Franken presented the staff report recommending that the committee find the project exempt from CEQA section 15315 and approve TPM2018-0010 subject to making the necessary findings and conditions of approval contained in the staff report.

Staff Discussion:

NONE

Public Hearing:

NONE

Motion: Motion that the committee find the project exempt from CEQA section 13515 and approve TPM2018-0010 subject to making the necessary findings and conditions of approval contained in the staff report.

Moved: Clark Pickell

Second: Jeremy Strang

Ayes: Clark Pickell, Jeremy Strang, Dan Peterson

Noes: None

Abstain: None

DEPARTMENT ITEMS:

1. **Development Review Committee Meeting and Agenda Deadline Schedule:** Kevin Perkins
- a. Continuing to develop processes and bylaws to formalize the committee
 - b. New bylaws are still being worked on by County Counsel
 - c. Creating new schedule for meetings and deadlines for agenda submission

CORRESPONDENCE: None

COMMITTEE COMMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:20am.

Dan Peterson, Committee Chairman
Development Review Committee