



# *County of Yuba*

## Community Development & Services Agency

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### Planning Department

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### AGENDA YUBA COUNTY PLANNING COMMISSION MEETING

Wednesday, October 20, 2021 6:00 p.m.

In compliance with California Executive Orders N-25-20 and N-29-20 (March 17, 2020), members of the Planning Commission and members of the public will participate in the meeting by teleconference via GoToMeeting.

#### Join Zoom Meetings

Web Meeting: <https://us06web.zoom.us/j/93504710144>

Executive Order N-29-20 authorizes local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public. Members of the public are encouraged to observe and participate in the teleconference.

Further instructions on how to electronically participate and submit your public comments can be found in the PUBLIC PARTICIPATION note at the end of this agenda.

#### PLANNING COMMISSION MEETING

- A) 1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER:  
Roll Call and Determination of Quorum
3. PUBLIC COMMUNICATIONS:  
Any person wishing to address the Commission may do so at this time except for matters already on today's agenda. The total amount of time allotted for receiving such public communication shall be limited to a total of 15 minutes and each individual or group will be limited to no more than 3 minutes. No Commission action can be taken on comments made under this heading.
4. APPROVAL OF MINUTES:
- Minutes from April 21, 2021 and September 15, 2021.
- B) PROCEDURE FOR PUBLIC HEARING and/or ACTION ITEMS:  
After the staff report for each agenzized item, members of the public shall be allowed to address the Board and the Commission regarding the item being considered ANY PERSON WISHING TO TESTIFY SHOULD FIRST STATE THEIR NAME AND ADDRESS. All comments or

testimony should be addressed to the Board Chair, and should be limited to no more than 3 minutes.

If you challenge in court the action or decision of the Yuba County Board of Supervisors or Planning Commission 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 Yuba County Board of Supervisors and Planning Commission at, or prior to, such public hearing.

C) PUBLIC HEARING:

- 1) **Tentative Subdivision Tract Map TSTM 2021-0004 (Goldfields Ranch):** The project consists of a tentative subdivision tract map that would create 499 residential lots on 94.32 acres, a commercial lot on 2.63 acres, a park on 4.2 acres, the major roadways on 9.85 acres, a canal on 10.88 acres, and two semi-public lots on 0.19 acres for a total area of 122.07 acres. The project also includes a Change of Zone to change 19.9 acres of Medium Density Residential “RM” and 16.87 acres of Neighborhood Mixed Use “NMX” into Single Family Residential “RS”, for a total of 119.44 acres zoned “RS” and 2.63 acres zoned “NMX”. The project area is defined as two Yuba County Assessor’s Parcel Numbers: APN 019-260-058 at 102.17-acres and APN 019-260-089 at 19.9-acres. The project site is located along Goldfields Parkway, directly to the south of North Beale Road, and to the north-east of Linda Ave, in the Linda Community. The 2030 General Plan designates the land use as Valley Neighborhood and the zoning is “RS” Single Family Residential, “RM” Medium Density Residential, and “NMX” Neighborhood Mixed Use. The Goldfields Ranch Subdivision proposes 499 residences on roughly 94-acres for a density of 5.31 dwelling units per acre. The “RS” zoning allows a density on the site of 3 to 8 units per acre.
- 2) **Tentative Subdivision Tract Map TSTM 2021-0007 (Garden Subdivision):** The subject application proposes to create six residential lots on a 0.77 acre property located at 5841 Garden Avenue in the Linda Community at Assessor’s Parcel Number: 020-510-001 (see ATT 2). Lot 1 will be 7,468 square feet, Lots 2-4 will be 4,320 square feet, Lot 5 will be 4,320 square feet, and Lot 6 will be 6,479 square feet. The 2030 General Plan designates the land use as Valley Neighborhood and the zoning is “RM” Medium Density Residential. The “RM” zoning allows 6-17 residential units per acre for detached single-unit dwellings and the applicants are proposing six units on 0.77 acres. Therefore, they are within the allowed number of units for the “RM” Zoning District. The project will have access via a 33 foot private access easement off of Garden Avenue.

D) OTHER BUSINESS:

E) CORRESPONDENCE:

F) PLANNING DIRECTOR COMMENTS:

G) PLANNING COMMISSIONER’S COMMENTS:

H) ADJOURNMENT:

Next meeting, **November 17, 2021** at 6:00 p.m.

**PUBLIC PARTICIPATION INSTRUCTIONS:**

Based on guidance from the California Department of Public Health and the California Governor's Officer, in order to minimize the spread of the COVID 19 virus, please do the following:

You are strongly encouraged to listen to the live stream of the Planning Commission's meeting (GoTo Meeting information can be found at the top of the agenda.) If you choose not to attend the Planning Commission meeting but wish to make a comment on a specific agenda item, please submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Planning Commission Secretary at [iscott@co.yuba.ca.us](mailto:iscott@co.yuba.ca.us). Your comment will be placed into the record at the Planning Commission meeting. If you are watching the live stream of the Planning Commission meeting and wish to make either a general public comment or to comment on a specific agenda item as it is being heard, please submit your comment, limited to 250 words or less, to the Planning Commission Secretary at [iscott@co.yuba.ca.us](mailto:iscott@co.yuba.ca.us). Every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments will be taken in the order they were received. Comments received after an agenda item will be made part of the record if received prior to the end of the meeting.

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications or accommodations to participate in this meeting, please contact the Community Development and Services Agency at (530) 749-5430 or (530) 749-5434 (fax) and ask for the Planning Commission Hearing Secretary. Requests must be made two full business days before the start of the meeting.