



# *County of Yuba*

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## Community Development & Services Agency

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### Planning Department

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### AGENDA YUBA COUNTY PLANNING COMMISSION MEETING

Wednesday, November 17, 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 Zoom meetings.

#### Join Zoom Meetings

Web Meeting: <https://us06web.zoom.us/j/82811541792>

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 October 20, 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) **Conditional Use Permit CUP 2021-0001 (Neel Event Center):** The project site is located in the community of Browns Valley, in the Rural Residential (RR-5) district, & located outside of the Valley Growth Boundary (VGB). According to section 11.32.300(I)(3), a Minor Conditional Use Permit is required to establish an event center on a property located outside of the County's Valley Growth Boundary (VGB) and holding over 12 events in a year. The property address is 5816 Marysville Road (APN: 005-420-018), a 5.51 acre parcel that is currently developed with a single family residence, a barn and a man-made pond; it is located within the community of Browns Valley. The residence is occupied by the project applicants and the proposed acreage of the parcel to be used for the event center is 2.5 acres.
- 2) **Tentative Subdivision Tract Map TSTM 2021-0004 and Change of Zone CZ 2021-0002 (Goldfields Ranch):** Recommending the Board of Supervisors hear the matter de novo, to adopt the resolution, make the required findings, and to make the final determination for the approval, denial, or otherwise, of TSTM 2021-0004 and CZ 2021-0002 and the proposed Mitigated Negative Declaration and Mitigation Monitoring Plan.
- 3) **Ordinance Amendment OA2021-0001 (Development Code and Zoning Map Update):** A request to consider minor amendments, modifications, and corrections to the County of Yuba's Development Code (DC), Official Zoning Map of the County of Yuba (Zoning Map), and associated land use regulations. These changes are further detailed as State mandated changes and Staff led changes, as detailed in the OA2021-0001 Staff Report.

D) OTHER BUSINESS:

E) CORRESPONDENCE:

F) PLANNING DIRECTOR COMMENTS:

G) PLANNING COMMISSIONER'S COMMENTS:

H) ADJOURNMENT:

Next meeting, **December 15, 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 (Zoom 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.