



County of Yuba

Community Development & Services Agency

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**MINUTES OF THE YUBA COUNTY
PLANNING COMMISSION
Wednesday, September 15, 2021
6:00 p.m. Zoom Meetings Teleconference**

Planning Commissioners Present: Commissioners Muncaster, McNally, and Lubeck

Planning Commissioners Absent: Commissioners Phillips and Ferrini

Staff Present: Kevin Perkins, Planning Manager; Ciara Fisher, Planner II; Ian Scott, Project Manager of Broadband; and Sims Ely, County Counsel

PUBLIC COMMUNICATION:

- None

APPROVAL OF MINUTES:

Commissioner McNally requested clarification from County Counsel Sims Ely regarding the need for quorum of April 21, 2021 Planning Commission minutes approval. Sims Ely stated that approval of the April 21, 2021 minutes would require quorum of commissioners who attended that meeting. Due to this, the approval of the April 21, 2021 minutes was continued.

Commissioner Muncaster made the motion, which was seconded by Commissioner Lubeck to approve the minutes from the June 16, 2021 Planning Commission meeting.

The motion was passed with the following vote:

Ayes: Commissioners McNally, Lubeck, and Muncaster

Noes: None

Abstain: None

Absent: Commissioners Phillips and Ferrini

Commissioner McNally made the motion, which was seconded by Commissioner Muncaster to table the minutes from the April 21, 2021 Planning Commission meeting to a later date.

The motion was passed with the following vote:

Ayes: Commissioners McNally, Lubeck, and Muncaster

Noes: None

Abstain: None

Absent: Commissioners Phillips and Ferrini

ACTION ITEMS:

- 1) **Tentative Subdivision Tract Map TSTM 2021-0005 (North Dantoni Ranch):** The applicant is requesting to create 164 residential lots on 33.18 acres and a Lot A for the LCWD pipeline on 0.20 acres, for a total of 33.38 acres in the RS (Single-Family Residential) Zoning District. The property is located west of Dantoni Road, north of Hammonton Smartsville Road, and south of Simpson Dantoni Road in the Linda Community (APNs 018-220-047, 018-220-061, & 018-220-063.) (1) Receive Staff Report and Presentation (2) Public Hearing (3) Close Public Hearing (4) Planning Commission Action.

Staff Report: Ciara Fisher introduced the project and presented the staff report. Planning Commission questions were answered by Ciara Fisher.

Public Hearing: Commissioner McNally asked about local levee work, given that staff indicated the project is within the 500-year floodplain, whether or not the local levee project will be worked on by local agencies with jurisdiction over levees, and also asked whether or not this project was routed to those agencies. Sean Minard stated that some levee improvement will need to occur to bring the area up to 500-year, and also stated that the proposed development setbacks ensure that this development would not interfere with any future levee improvements. Commissioner McNally also asked about the material used in any planned fencing improvements on the levee road. Sean Minard stated a solid barrier will be erected that meets RD 784's development standards. Kevin Perkins also stated that there isn't a requirement for a sound wall along the levee boundary.

Motion: Commissioner McNally made a motion and was seconded by Commissioner Lubeck, to adopt the attached mitigated negative declaration mitigation monitoring and reporting program and adopt the attached resolution approving TSTM 2021-0005 pursuant to CEQA.

The motion was passed with the following vote:

Ayes: Commissioners Muncaster, Lubeck and McNally

Noes: None

Abstain: None

Absent: Commissioners Ferrini and Phillips

- 2) **Tentative Subdivision Tract Map TSTM 2021-0003 (Ostrom Ranch):** The applicant is requesting to create 117 residential lots on 21.83 acres, a Lot A – Clark Lateral on 1.27 acres, and a Lot B – OPUD on 2.06 acres, for a total area of 25.16 acre property in the RS (Single-Family Residential) Zoning District. The property is located at 3978 Unit #A Mary Avenue, at the south end of Donald Drive and 350 feet west of Mary Avenue, in the Olivehurst Community (APN: 014-850-014-000). (1) Receive Staff Report and Presentation (2) Public Hearing (3) Close Public Hearing (4) Planning Commission Action.

Staff Report: Ciara Fisher introduced the project and presented the staff report. Planning Commission questions were answered by Ciara Fisher.

Public Hearing: Commissioner Muncaster asked why the sound barrier that was included was only 6 feet high. Ciara Fisher stated that the wall improvements included in the project were those stated in the noise study. Kevin Perkins elaborated on the interaction between the general plan, development code requirements, and the commissioned noise study, stating further that the project as conditioned will meaningfully mitigate any potential noise impacts. Sean Minard indicated that noise attenuation and mitigation measures for the project led to the fencing standard of 6 feet using a holistic review of the project facts and circumstances.

Motion: Commissioner Muncaster made a motion and was seconded by Commissioner McNally, to adopt the attached mitigated negative declaration mitigation monitoring and reporting program and adopt the attached resolution approving TSTM 2021-0003 pursuant to CEQA.

The motion was passed with the following vote:

Ayes: Commissioners Muncaster, Lubeck and McNally

Noes: None

Abstain: None

Absent: Commissioners Ferrini and Phillips

OTHER BUSINESS: None

CORRESPONDENCE: None

PLANNING DIRECTOR COMMENTS: Kevin Perkins stated that the October Planning Commission meeting will be through Zoom meetings only.

PLANNING COMMISSIONER COMMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned until the next meeting on October 20, 2021.

Kevin Perkins
Planning Manager