



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 PLANNING COMMISSION Wednesday, May 20, 2020 6:00 p.m. Global Meet Teleconference

Planning Commissioners Present: Commissioners Phillips, Ensslin, Muncaster, McNally, and Lubeck were present.

Planning Commissioners Absent: None

Staff Present: Kevin Perkins, Planning Manager; Ciara Fisher, Planner II; and Sims Ely, County Counsel

APPROVAL OF MINUTES:

Commissioner Muncaster made the motion, which was seconded by Commissioner Lubeck to approve the minutes from the December 18, 2019 Planning Commission meeting.

The motion was passed with the following vote:

Ayes: Commissioners McNally, Lubeck, Ensslin, Phillips, and Muncaster.

Noes: None.

Abstain: None.

Absent: None.

ACTION ITEMS:

- 1) **Tentative Subdivision Tract Map TSTM2019-0003 and Conditional Use Permit CUP 2019-0004 (Yuba Heritage Estates)** The applicant seeks approval to create 92 residential parcels and reduce minimum parcel size and width requirements for the parcels and. (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 Kevin Perkins and Ciara Fisher.

Public Hearing: Commissioner Lubeck asked staff if MJUSD had been contacted regarding the project and whether a secondary access was contemplated. Kevin Perkins answered that MJUSD was notified of the project through our Early Consultation process and an emergency secondary access through the paseo was built into the project.

Commissioner Ensslin asked if fire sprinklers would be required for the homes associated with the subdivision. Kevin Perkins informed staff that all new homes associated with the subdivision would be required to have fire sprinklers.

Project engineer Sean Minard further discussed the secondary access and how the Public Works Department recommended the proposed access.

Project applicant Chris Robles discussed agreeing to all of the project conditions of approval and thanked staff for their project processing.

Motion: Commissioner McNally made a motion and was seconded by Commissioner Ensslin, to approve TSTM2019-0003 and CUP2019-0004 subject to project findings and conditions of approval.

The motion was passed with the following vote:

Ayes: Commissioners Ensslin, Phillips, Muncaster, Lubeck and McNally.
Noes: None
Abstain: None.
Absent: None.

OTHER BUSINESS: None.

CORRESPONDENCE: None.

PLANNING DIRECTOR COMMENTS: None

PLANNING COMMISSIONER COMMENTS: None.

ADJOURNMENT: There being no further business, the meeting was adjourned until the next meeting on June 17, 2020.

Kevin Perkins
Planning Manager