The County of Yuba

Community Development and Services Agency

DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

MEETING DATE: November 5, 2026

TO: DEVELOPMENT REVIEW COMMITTEE

FROM: Alex Becerra, Planner II

RE: CUP2022-0001 (Pine Tree RV Campground Extension of Time)

REQUEST: The applicant is requesting an extension of time and modifications to the Conditions of Approval for a previously approved Conditional Use Permit for a fifty-space recreational vehicle campground and accessory facilities on property located at 14566 Marysville Road, in the community of Camptonville (APNs: 064-070-024 and -025).

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) approve an extension of time and modify the Conditions of Approval (COAs) for Conditional Use Permit CUP2022-0001, setting a new expiration date of September 20, 2028, subject to making the necessary findings and the conditions of approval contained herein (Attachment 2).

BACKGROUND/DISCUSSION: On September 20, 2023, the Planning Commission approved Major Conditional Use Permit CUP2022-0001 and adopted a Mitigated Negative Declaration and Mitigation Monitoring Plan to allow a fifty-space recreational vehicle (RV) campground on a 13.99-acre site located on the south side of Marysville Road, roughly three-quarters of a mile east of New Bullards Bar Reservoir. The subject property consists of two parcels (APNs 064-070-024 and -025) and is designated Rural Community by the Yuba County General Plan and zoned Rural Commercial (RC) under the Yuba County Development Code.

The approved project, known as Pine Tree RV Campground, includes fifty RV spaces ranging from 1,005 to 1,718 square feet, along with an incidental store and check-in area with parking, pickleball courts, restroom and shower facilities, a communal trash enclosure, and open space areas. Access is from Marysville Road, with a secondary emergency exit road and a separate emergency vehicle access point along the northwestern frontage. The existing Pine Tree Boat & RV Storage facility on the site was to remain.

On September 16, 2026, the applicant's engineer, Nelson Engineering, filed an application and the required fee on behalf of the property owner, Spencer Havner, for a two-year extension, which, if granted, would revise the expiration date to September 20, 2028. The application and fee were filed prior to the September 20, 2026 expiration date, as required by COA #5 and Development Code Section 11.53.110(c). Under Section 11.53.110(c), the DRC may approve an

extension of up to two years. No changes are proposed to the site design, scope of work, or any other operational characteristics.

The applicant also applied for Lot Line Adjustment LLA2022-0003 at the time of the original approval. The LLA was never completed and remains with the Surveying Division. Lot line adjustments do not expire under the Development Code, and this request applies only to the Conditional Use Permit.

The extension of time does not change the approved project, and the Mitigated Negative Declaration adopted by the Planning Commission on September 20, 2023 continues to apply. No further environmental review is required under CEQA Guidelines Section 15162, and the adopted mitigation measures remain in effect through COA #41.

In conjunction with this extension request, staff recommends the following updates to the original conditions of approval to reflect the new action date:

- Modify COA #4: Update the ten-day appeal period to reflect the new DRC hearing date of **November 5, 2026,** which results in an appeal deadline of **November 16, 2026.**
- Modify COA #5: Update the effectuation period to reflect the new approval date of **November 5, 2026** and the extension. The permit will now expire on **September 20, 2028** unless vested prior.

Report Prepared By:



Alex Becerra
Planner II

ATTACHMENTS

1. Site Plan
2. Modified Conditions of Approval

Approved by the Yuba County
Planning Commission
Date of Approval: September 20, 2023

ENGINEER OF WORK:
NELSON ENGINEERING
14028 CAMAS COURT
PENN VALLEY, CA 95946
(530) 432-4818
CONTACT PERSON: KEVIN J. NELSON, PE, PLS

OWNER/APPLICANT:
SPENCER HAVNER
125 Feather Falls Circle
Folsom, CA 95630
(917) 279-3162

ASSESSOR's PARCEL NUMBER:
064-070-024 & -025

LAND AREA:
TOTAL AREA = 13.99± Acres

FIRE PROTECTION:
CALIFORNIA DEPT OF FORESTRY & FIRE (CAL FIRE)

WATER:
ON-SITE WELL

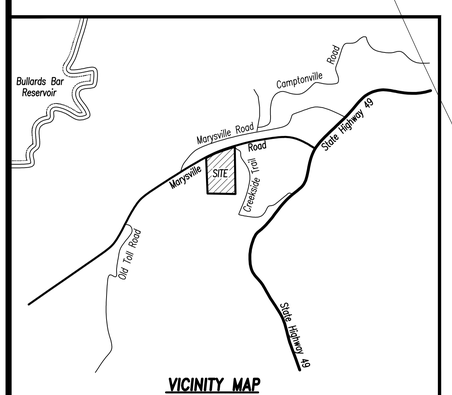
SEWER DISPOSAL:
ON-SITE SEPTIC SYSTEM

ELECTRICAL UTILITIES:
PACIFIC GAS & ELECTRIC

EXISTING & PROPOSED ZONING:
RURAL COMMERCIAL DISTRICT, RC

ESTIMATED EARTHWORK QUANTIES:
EXCAVATION = 9,800± CY
FILL (10% SHRINK) = 9,800± CY

NOTE: THESE ARE ONLY PRELIMINARIES QUANTITIES, FINAL EARTHWORK QUANTITIES SHALL BE DETERMINE WITH FINAL CONSTRUCTION PLANS.



VICINITY MAP
NO SCALE

Unit No.	Unit Size
1	1,552 sf
2	1,718 sf
3	1,718 sf
4	1,718 sf
5	1,718 sf
6	1,713 sf
7	1,203 sf
8	1,600 sf
9	1,717 sf
10	1,718 sf
11	1,718 sf
12	1,718 sf
13	1,718 sf
14	1,679 sf
15	1,803 sf
16	1,402 sf
17	1,393 sf
18	1,393 sf
19	1,138 sf
20	1,056 sf
21	1,121 sf
22	1,063 sf
23	1,032 sf
24	1,024 sf
25	1,002 sf
26	1,535 sf
27	1,436 sf
28	1,360 sf
29	1,404 sf
30	1,444 sf
31	1,286 sf
32	1,009 sf
33	1,005 sf
34	1,005 sf
35	1,005 sf
36	1,005 sf
37	1,005 sf
38	1,005 sf
39	1,005 sf
40	1,040 sf
41	1,326 sf
42	1,343 sf
43	1,320 sf
44	1,362 sf
45	1,232 sf
46	1,081 sf
47	1,160 sf
48	1,012 sf
49	1,005 sf
50	1,069 sf

N. 1°46'34" W. 1,017.31'
N. 67°41'17" E. 129.52'
N. 90°00'00" E. 195.00'
N. 76°00'00" E. 660.80'
S. 70°00'00" E. 150.00'
S. 6°00'00" W. 154.00'
N. 89°52'01" E. 775.16'
N. 2°18'29" W.
R=194.50'
R=40'
L=257.79'

5,000-gal Septic Tank
PROPOSED 1,500 LF OF LEACH LINES
5 LINES @ 300 LF/Each
PROPOSED SEWAGE DISPOSAL AREA
PROPOSED 1,500 LF OF REPAIR AREA
5 LINES @ 300 LF/Each
Heavy Tree Canopy Area
OPEN SPACE AREA
EXISTING PROPERTY LINE TO BE ABANDONED
PROPOSED PROPERTY LINE
ADJACENT RESIDENCE
BLDG
RESIDENCE (E)
Trailer(E)
Carport(E)
STORAGE BLDG(E)
Well Shed(E)
Shed(E)
STORAGE BLDG (E)
Secondary Emergency Access
Proposed Well Location
Proposed Owner's Building & Shop
PickleBall
Courts
Restrooms & Showers
5,000-Gal Water Tank
MARYSVILLE ROAD
24' (Typ.)
SCALE 1 INCH = 40 FEET
40 0 40 80
N

NO.	REVISIONS	DATE

DESIGNED: KJN
DRAWN: KZN
CHECKED BY: KJN
DATE: January 5, 2023
PROJECT No.: 21-197
DWG. NAME: 21-197 Havner Site Plan-1.dwg

USE PERMIT SITE PLAN FOR:
HAVNER PROPERTY
14566 MARYSVILLE ROAD
A.P.N. 064-070-024 & 025
COUNTY OF YUBA, CALIFORNIA

NELSON ENGINEERING
Civil Engineering, Surveying & Land Planning
14028 Camas Court
Penn Valley, CA 95946
(530) 432-4818
www.nelsonengineer.com

REGISTERED PROFESSIONAL ENGINEER
KEVIN J. NELSON
No. 35104
CIVIL
STATE OF CALIFORNIA
PRELIMINARY
DRAFT FOR
REVIEW ONLY
5-2024

FINAL CONDITIONS OF APPROVAL
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE

Applicant/Owner: Spencer Havner **Case Number: CUP 2022-0001**
APN: 064-070-024 & 025 **Public Hearing Date: November 5, 2026**

ACTIONS FOR CONSIDERATION: Staff recommends the Development Review Committee take the following actions:

I. After review and consideration, staff has prepared an initial study for the project and subsequent Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) Section 15070 (b)(1) (DECISION TO PREPARE A MITIGATED NEGATIVE DECLARATION).

II. Approve Major Use Permit CUP 2022-0001 subject to the conditions below, or as may be modified at the public hearing, making the findings made in the Staff Report, pursuant to County of Yuba Title XI Section 11.57.060.

GENERAL CONDITIONS

1) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.

2) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations, including the requirements provided by Chapter 11 of the Yuba County Development Code.

3) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County. Failure to comply with this provision may be used as grounds for revocation of this permit.

4) The Conditional Use Permit extension of time may be effectuated at the end of the ten (10) day appeal period which is November 16, 2026. Major Use Permit CUP 2022-0001 shall be designed and operated in substantial conformance with the approved conditional use permit as outlined in the approved site plan filed with the Community Development & Services Agency and as conditioned or modified below. No other expansion of uses are authorized or permitted by this use permit.

5) This conditional use permit was approved by the Planning Commission on September 20, 2023, and was granted a twenty four (24) month extension of time by the Development Review Committee on November 5, 2026. This conditional use permit approval shall be effectuated by September 20, 2028, and if not effectuated shall expire on that date. No further extensions of time may be granted.

6) Minor modifications to final configuration of the conditional use permit may be approved by the Community Development and Services Agency Director.

PUBLIC WORKS DEPARTMENT:

7) The Public Works Director may reasonably modify any of the Public Works conditions contained herein.

8) The detailed design parameters, including access control, striping, and signage, for Emergency/Secondary Access driveway and road/s shall be as directed and approved by the Public Works Director during the review of the Final Construction Plans.

9) All existing or proposed driveways shall conform to the current Yuba County Standards for a Rural Local Road (Drawing No. 121) under permit issued by the Department of Public Works.

10) All existing or proposed encroachments onto Marysville Road shall conform to the current Yuba County Standards for a Driveway Apron (Drawing No. 125) under permit issued by the Department of Public Works.

11) All existing or proposed driveway terminations shall conform to the current Yuba County Standard for a Rural Driveway (Drawing No. 127) under permit issued by the Department of Public Works.

12) Any improvement work within the County right-of-ways for roadway connections and/or road widening or other improvements shall be accomplished under an encroachment permit issued by the Public Works Department. Improvement plans and associated checking and inspection fees shall be submitted to the Public Works Department for review and approval before any construction will be permitted within the County right-of-way.

13) All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Standards and approved by the Yuba County Department of Public Works. Applicant's contractor shall meet on-site with the Public Works Department representative prior to the commencement of work to discuss the various aspects of the project. Applicant shall pay all fees for inspection to the Public Works Department prior to any construction.

14) Owner shall submit a stormwater quality plan, including all temporary erosion and sediment control measures, site-design measures, source control measures, treatment measures, and baseline hydromodification management measures for the project, designed by a registered civil engineer, in accordance with Sections 7.50 and 11.23 of the Yuba County Ordinance Code and Section 11 of the Yuba County Improvement Standards to the Department of Public Works for review and approval prior to construction and/or grading permit. Owner shall construct such management measures as per the approved plan prior to construction.

15) Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, the applicant is required to obtain a Yuba County grading permit issued by the Public Works Department and a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More information may be found at http://www.swrcb.ca.gov/stormwtr/construction.html. Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as described by either the RWQCB or the State Water Regional Control Board (SWRCB). The SWPPP shall describe and identify the use of Storm Water Best Management Practices (BMP's) and must be reviewed by the Yuba County Public Works

Department prior to the Department's approval of Improvement Plans or issuance of a Grading Permit for the project. See Yuba County's Stormwater Regulations for Construction Activities Procedures for details. According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and post-construction stormwater management measures for this project shall be in substantial compliance with the SWPPP.

16) Erosion control shall conform to section 11 of the Yuba County Improvement Standards.

17) Strict control over dust problems created during construction shall be adhered to with regard to surrounding properties and public facilities. The construction specifications and/or improvement plans shall have items reflecting dust control measures in detail.

18) The gate off of Marysville Road must be set back far enough so that vehicles with trailers can stop within the property before entering, rather than on the public road right-of-way. The layout of the entrance shall also provide sufficient area for a vehicle and trailer to turn around within the property limits in the event that the vehicle is unable to enter the proposed gated area.

19) Owner, heirs or assigns of this property, or portions thereof, shall remove and/or relocate any fence(s) located within dedication(s) or offer(s) of dedication or within existing County easement(s) or right(s)-of-way which lies within or are adjoining this property. Such fence removal or relocation is deferred until such time as the then owner is directed by the Public Works Department of Yuba County to remove or relocate the fence(s). Any new fences installed shall be constructed outside the limits of dedications or offer(s) of dedication or existing County easements or right-of-ways.

ENVIRONMENTAL HEALTH DEPARTMENT:

20) Owner shall submit a file map to Environmental Health showing that the parcel, contains the minimum useable sewage disposal area as established by the Yuba County Sewage Disposal Ordinance, 7.07, and the precise location of all existing sewage disposal systems, and shall clearly identify the location of all soil mantles and percolation tests. This file map shall also show contour, slope, all bodies of water (seasonal and year-round), water wells, and all existing structures. Furthermore, a 100' septic exclusion area (as measured from the seasonal high water line) shall be delineated around all rivers, streams, and ponds.

21) Owner shall submit for Environmental Health review and approval the results of soils studies for parcel, conducted in accordance with the Yuba County Sewage Disposal Ordinance, Chapter 7.07.

22) The design and location of wells and sewage disposal systems shall be in conformance with standards established by Yuba County Environmental Health. Each lot must be self-reliant for domestic water and sewage disposal unless public utilities are available.

23) Prior to construction, applicant shall submit an engineered design for onsite wastewater treatment system (OWTS) that complies with Yuba County Sewage Disposal Ordinance, Chapter 7.07.

24) Applicant shall construct a public-water well and regulations for a public water system must be followed.

25) Regional Water Resources Control Board designates RV waste as a regulated waste, per SB 317 (Health and Safety Code 25210.2). Waste Discharge Requirements or a Waiver of Waste Discharge Requirements shall be obtained prior to operation.

BUILDING DEPARTMENT:

26) All new development must meet applicable requirements of most current adopted version of the California Code of Regulations, Title 24, and Yuba County Ordinance Code Title X, which includes, but is not limited to: Building, Lighting, Plumbing, Electrical, Mechanical, Accessibility and fire code requirements.

27) All new buildings and structures (i.e. building shop & restrooms & showers) must obtain a building permit prior to construction.

FEATHER RIVER AIR QUALITY MANAGEMENT DISTRICT:

28) Prior to issuance of Building Permit, the project shall prepare a Fugitive Dust Control Plan for the constructional phase of development and submit it to the air district for review and approval.

29) The project will be responsible during construction phase to adhere to District Rule 3.16 which states that the developer or contractor are required to control dust emissions from earth moving activities, handling, or storage activity from leaving the project site.

30) The project is proposing to install one (1) generator unit one for backup power during an emergency. The proposed generator will need to be evaluated for a Feather River Air Quality permit prior to the start of installation of the new generator and equipment operation. One application and supplemental form must be submitted for the generator unit and engine. If the applicant has any questions about the application forms or permitting, please contact Wyllyam Escobedo, AQ Engineer at (530) 634-7659 Ext 212.

31) If any materials or structures are removed from the property, they must be disposed of properly. Materials or structures being removed from the project site must not be burned. The proposed project is subject to the Indirect Source Fee at the commercial rate of $0.06 per square foot. The Indirect Source Fees apply to any newly constructed facility building, structure, installation, real property, road, or highway. This includes paved parking areas. The square footage of landscaping features in a parking area may be deducted from the fee area.

CAL FIRE:

32) Roads and streets standards such as widths, heights, weights, surfaces, gates, slopes, Addressing, and Defensible space around the property and structures shall adhere to Title 14 Requirements for a property located within the Cal Fire SRA zone.

PLANNING DEPARTMENT:

33) Major modifications shall require an amendment to the Conditional Use Permit.

37) Any and all physical improvements associated with this Conditional Use Permit shall be maintained to the standards specified in these Conditions of Approval set forth for this use permit. Failure to maintain said physical improvement(s) in said manner may be used as grounds for revocation of this use permit.

38) Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense or as agreed by PG&E. There shall be no building of

structures or over any PG&E facilities or inside any PG&E easements that exist within the subject area.

39) The subject property shall consistently remain void of excessive junk, trash & debris. Accumulation of excessive junk, trash & debris, or any other waste matters visible on site or from public roadways may result in revocation of use permit approval.

40) Adhere to all of the Development Regulations for Campgrounds within Development Code Section 11.32.070.

41) Satisfy the Mitigation Monitoring Plan for the project in accordance with the California Environmental Quality Act.

42) A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities, the applicant shall notify lead agency of the proposed earthwork start-date. The lead agency shall contact the United Auburn Indian Community (UAIC) with the proposed earthwork start-date and a UAIC Tribal Representative or Tribal Monitor shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity, or as appropriate for the type and size of project

43) Should any prehistoric or historic artifacts, including human remains be exposed during construction and excavation operations, work shall cease and the Community Development & Services Agency shall be immediately notified and will ensure adherence to CEQA Guideline Section 15064.5(e). If apparent human remains are exposed, the County Coroner shall be consulted to determine whether any such materials require special treatment prior to resuming construction.

44) Prior to the operation of the campground, signage shall be installed on Marysville Road to warn traffic that large and/or slow-moving vehicles may be entering and exiting the campground.

Ciara Fisher
Planner III
Yuba County CDSA