

The County of Yuba

Community Development and Services Agency



DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: September 4, 2025

TO: DEVELOPMENT REVIEW COMMITTEE

FROM: Alex Becerra, Planner I

RE: LUSE-23-0027 (College View Storage 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 562-unit self-storage facility for a property located at 6008 College View Drive, in the Linda Community (APNs: 021-540-038, -039, -040).

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 LUSE-23-0027, setting a new expiration date of September 4, 2027, subject to making the necessary findings and the conditions of approval contained herein (Attachment 2).

BACKGROUND/DISCUSSION: On June 21, 2023, the Planning Commission approved Major Conditional Use Permit LUSE-23-0027 to allow the development of a 61,340 square foot self-storage facility on a 6.54-acre vacant site located at the northwest corner of College View Drive and North Beale Road. The subject property consists of three parcels (APNs 021-540-038, -039, and -040) and is designated Valley Neighborhood (VN) by the Yuba County General Plan and zoned Neighborhood Mixed Use (NMX) under the Yuba County Development Code.

The approved project, known as *College View Storage*, includes 562 individual storage units across six single-story buildings, with unit sizes ranging from 25 to 400 square feet. The project also includes fencing, landscaping, interior drive aisles, stormwater detention, and a secured gated access system. No outdoor vehicle storage or additional site uses were proposed as part of the application.

The original CUP approval granted a 24-month period for the applicant to effectuate the use, resulting in an expiration date of June 21, 2025. To date, no grading or building permits have been issued, and the project has not been vested. The applicant has requested the extension due to market conditions that have delayed their ability to initiate construction within the original timeframe.

On August 5, 2025, the applicant submitted a timely request for a two-year extension, which, if granted, would revise the expiration date to **September 4, 2027**. No changes are proposed to the site design, scope of work, or any other operational characteristics.

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 **September 4, 2025**, which results in an appeal deadline of **September 15, 2025**.
- Modify COA #5: Update the effectuation period to reflect the new approval date and extension. The permit will now expire on **September 4, 2027** unless vested prior.

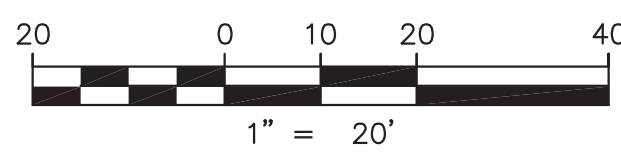
Report Prepared By:



Alex Becerra
Planner I

ATTACHMENTS

1. Site Plan
2. Modified Conditions of Approval



THIS IS NOT AN ENGINEERED SITE SURVEY. PROPERTY BOUNDARIES ARE BASED ON PREVIOUS RECORD INFORMATION. STRUCTURE LOCATIONS SHOWN ON THIS DRAWING HAVE NOT BEEN SURVEYED IN RELATION TO PROPERTY LINES.

ACCESSIBLE UNIT ANALYSIS:

SUMMARY: CODE REQUIRES ACCESSIBLE UNITS @ 5% OF TOTAL FOR THE FIRST 200 UNITS THEN 2% ABOVE 200 UNITS. ACCESSIBLE UNITS FOR ALL PHASES TO BE ADDRESSED IN PHASE 1.

ALL PHASES:

555 UNITS TOTAL

$(200 \times 5\%) + (325 \times 2\%) = 16.5$ UNITS REQUIRED

PROPORTION OVERALL UNITS INTO THREE CLASSES BASED ON THE UNIT MIX.

CLASS 1: (247 UNITS/555 UNITS OVERALL) \times 16.5 REQD = 7.3 REQD < 8 ACCESSIBLE UNITS PROVIDED
 CLASS 2: (274 UNITS/555 UNITS OVERALL) \times 16.5 REQD = 8.1 REQD < 9 ACCESSIBLE UNITS PROVIDED
 CLASS 3: (34 UNITS/555 UNITS OVERALL) \times 16.5 REQD = 1.0 REQD = 1 ACCESSIBLE UNIT PROPOSED

TOTAL ACCESSIBLE UNITS PROPOSED: **18 UNITS PROPOSED > 16.5 UNITS REQD**

NOTES:

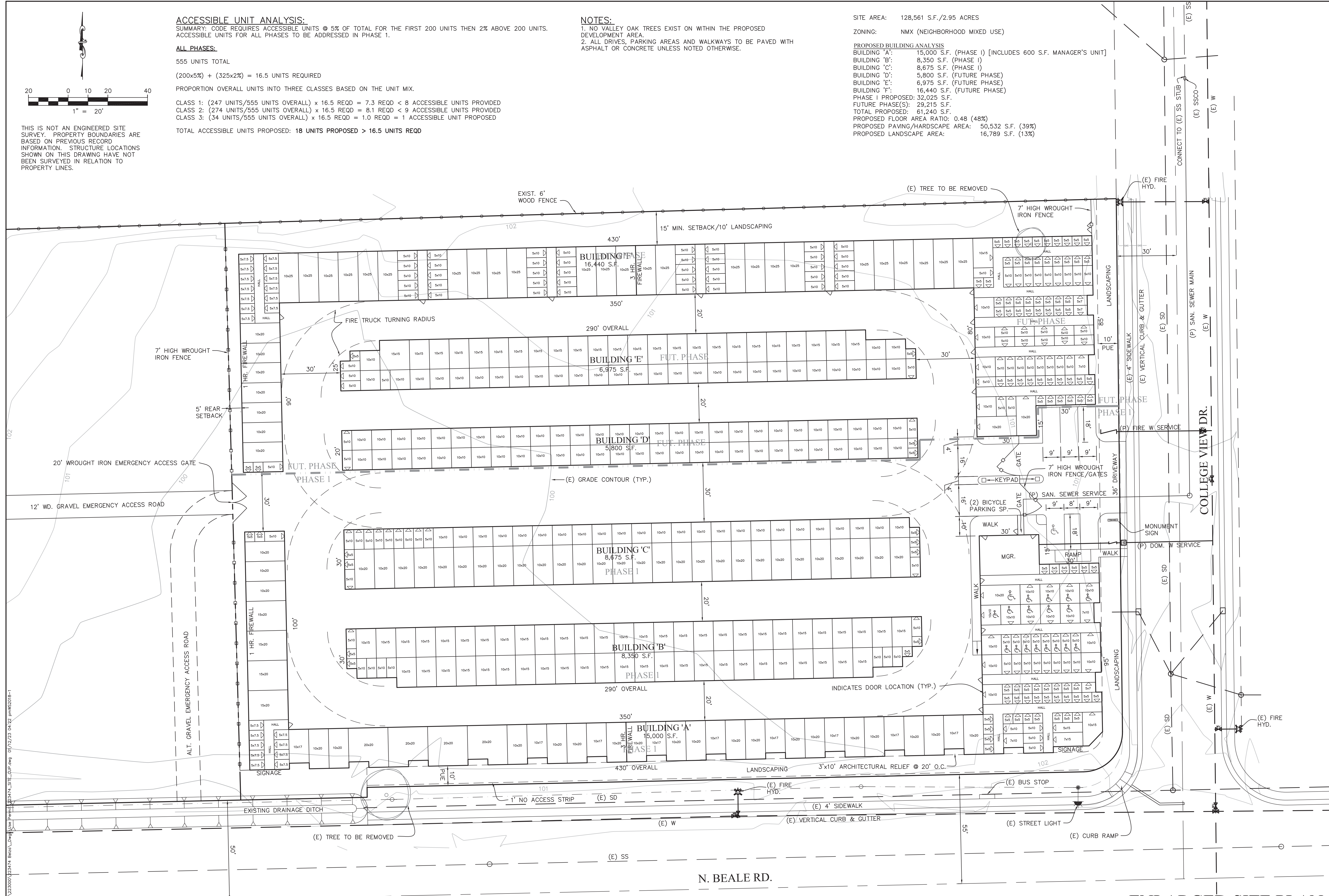
- NO VALLEY OAK TREES EXIST ON WITHIN THE PROPOSED DEVELOPMENT AREA.
- ALL DRIVES, PARKING AREAS AND WALKWAYS TO BE PAVED WITH ASPHALT OR CONCRETE UNLESS NOTED OTHERWISE.

SITE AREA: 128,561 S.F./2.95 ACRES

ZONING: NMX (NEIGHBORHOOD MIXED USE)

PROPOSED BUILDING ANALYSIS

BUILDING 'A':	15,000 S.F. (PHASE I) [INCLUDES 600 S.F. MANAGER'S UNIT]
BUILDING 'B':	8,350 S.F. (PHASE I)
BUILDING 'C':	8,675 S.F. (PHASE I)
BUILDING 'D':	5,800 S.F. (FUTURE PHASE)
BUILDING 'E':	6,975 S.F. (FUTURE PHASE)
BUILDING 'F':	16,440 S.F. (FUTURE PHASE)
PHASE I PROPOSED:	32,025 S.F.
FUTURE PHASE(S):	29,215 S.F.
TOTAL PROPOSED:	61,240 S.F.
PROPOSED FLOOR AREA RATIO:	0.48 (48%)
PROPOSED PAVING/HARDSCAPE AREA:	50,532 S.F. (39%)
PROPOSED LANDSCAPE AREA:	16,789 S.F. (13%)



REVISIONS	
A	
B	
C	
D	
E	

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE(S) ACCORDINGLY

PROPOSED SITE DEVELOPMENT FOR:
WESTERN COMMUNITY BUILDERS INC.
 NORTH BEALE ROAD, YUBA COUNTY
 021-540-038, 039, 040

LAUGHLIN and SPENCE
 CIVIL ENGINEERS & SURVEYORS
 1008 Live Oak Boulevard
 Yuba City, California 95991
 (530) 671 1008
 fax (530) 671 0822



THESE PLANS ARE CONSIDERED "PRELIMINARY" OR "FOR REVIEW" UNLESS WET SIGNED AND SEALED BY THE ENGINEER. THEY SHALL NOT BE USED FOR CONSTRUCTION UNLESS STAMPED APPROVED BY THE LOCAL AGENCY.

Date: 1/12/23
 Scale: 1" = 20'
 Drawn: RLH
 Job: 223474
 Sheet: **C2**

ENLARGED SITE PLAN

**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE**

**Applicant/Owner: John Belza
APN: 021-540-039 & 021-540-040**

**Case Number: LUSE-23-0027
Hearing Date: June 21, 2023**

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

- I. After review and consideration, staff has made a determination that the project is categorically exempt from environmental review per the California Environmental Quality Act (CEQA) Section 15061(b), Review for Exemption.
- II. Approve Conditional Use Permit LUSE-23-0027 subject to the conditions below, or as may be modified at the public hearing, making the following findings, pursuant to County of Yuba Title XI Sections 11.57.060 and 11.29.290.

STANDARD CONDITIONS:

- 1) 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.
- 2) 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.
- 3) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations, and the Yuba County Ordinance Code.
- 4) The Conditional Use Permit may be effectuated at the end of the ten (10) day appeal period which is September 15, 2025. Conditional Use Permit LUSE-23-0027 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 approval shall be effectuated within a period of twenty-four (24) months from this approval date and if not effectuated shall expire on September 4, 2027. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than ninety (90) days from September 4, 2027.
- 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) Owner shall dedicate to the County of Yuba sufficient right-of-way easement to provide a 58-foot strip of land adjoining the centerline of North Beale Road, classed as an Urban Arterial Road, a 24-foot strip of land adjoining the center line of College View Drive, classed as an Urban Residential Road, and a 24-foot strip of land adjoining the center line of Sutter Street, classed as

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- an Urban Residential Road lying within the bounds of these properties. The sidelines of the above strips of land shall be connected using a curve having a radius of 30 feet.
- 9) Owner shall provide and offer to dedicate to the County of Yuba a 10-foot easement for public services along the street frontages of these properties measured from the County's right of way.
 - 10) The proposed gate and entrance to the storage lot from College View Drive must be of sufficient size for two vehicles with trailers to enter and exit simultaneously (or two separate gates/entrances), at a location that allows for the vehicles to 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 to back out or turn around within the property limits in the event that the vehicle is unable to enter the proposed gated parking area.
 - 11) All existing or proposed driveway encroachments onto College View Drive, Sutter Street, and North Beale Road shall conform to the current Yuba County Standards for a Standard Driveway (Drawing No. 200) and be paved a minimum of 20' from the edge of travel way per Yuba County Standard (Drawing No. 128) under permit issued by the Department of Public Works.
 - 12) An assessment of the existing curb, gutter, sidewalk and culverts along College View Drive, Sutter Street, and North Beale Road shall be performed. Any necessary repairs must be completed prior to issuance of a building permit.
 - 13) Removal and spraying of weeds must be performed along all existing curb, gutter, and sidewalk.
 - 14) Prior to construction along North Beale Road fronting this property shall meet the half-width requirements for an Urban Arterial (Major) Road in conformance with the Yuba County Standard (Drawing No. 103) or as modified by the Public Works Director. Such standard includes curbs, gutters, with an attached sidewalk.
 - 15) The required road construction along College View Drive, Sutter Street, and North Beale Road of this property is hereby deferred by the Public Works Director under Section 11.46.060 of the Yuba County Ordinance Code finding that such deferment would not be injurious to health or safety. Such deferment is granted subject to the Owner entering into a Deferred Improvement Agreement with the County of Yuba, as a recorded covenant to run with the land, to defer the above frontage improvements, until such time the County determines that the extent of development along the street, the volume of traffic, or other factors such as the necessity to provide drainage, pedestrian walkways or bicycle paths, is such that the County, at its sole discretion, finds that the improvements are necessary, or in conjunction with a County funded improvement project.
 - 16) In-lieu of constructing the required improvements at this time, or signing a Deferred Improvement Agreement, the owner can contribute a fair share cost of the improvements of North Beale Road. Such fair share cost has been determined by the Public Works Department to be \$79,000.00.
 - 17) Unless exempt, grading activities shall be accomplished under a grading permit issued by the Public Works department.
 - 18) 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. Owner's contractor shall meet on-site with the Public Works Department representative prior to the commencement of work to discuss the various aspects of

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the project.

- 19) 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.
- 20) 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, it is required to obtain 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.
- 21) Owner shall submit an erosion and sediment control plan for the project, designed by a registered civil engineer, to the Department of Public Works for review and approval prior to each phase of construction and/or grading permit. Erosion and sediment control measures shall conform to Section 11 of the Yuba County Improvement Standards and all Yuba County Ordinance Codes. Owner shall implement such erosion and sediment control measures as per the approved plan prior to construction or grading.
- 22) 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.
- 23) Owner shall be responsible for giving 60 days' notice to the appropriate public utilities, PG&E, AT&T, Comcast, etc., prior to any new construction or development of this project.

BUILDING DEPARTMENT:

- 24) Owner shall obtain all required state, federal and local permits and follow all state, federal and local codes and ordinances.
- 25) 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, accessibility and fire code requirements.
- 26) All new buildings and structures must obtain a building permit prior to construction.

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PLANNING DEPARTMENT:

- 29) 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.
- 30) Operator shall meet all requirements of the Feather River Air Quality Management District.
- 31) Owner or Applicant shall submit a landscape plan for the site with building permit application. Landscape plans are required to meet standards of Chapter 11.24 Landscape & all other applicable requirements as stated within the Yuba County Development Code for screening. Landscape is required around immediate project perimeter and frontage of property.
- 32) Owner or applicant shall provide a Knox Box with key or security pin for emergency service response. Owner shall coordinate this with the local Linda Fire Department.

Vanessa Franken

Vanessa Franken
Planner II
County of Yuba