



County of Yuba

Community Development & Services Agency

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Planning Department

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AGENDA YUBA COUNTY PLANNING COMMISSION MEETING

Wednesday, December 17th, 2025 6:00 p.m.
Yuba County Board Chambers

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:
- None
- B) CONSENT ITEMS: All matters listed under the Consent Agenda are considered to be routine and can be enacted in one motion. Consent agenda items may be appealed in the same manner as Public Hearings and Action Items.
- None
- C) PROCEDURE FOR PUBLIC HEARING and/or ACTION ITEMS:
After the staff report for each agenized 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.

D) PUBLIC HEARING:

- 1) **Tentative Subdivision Tract Map TSTM-24-0004 and Change of Zone LACT-24-0003 (Eastside Ranch Estates):** The applicant, PCHS Investments, LLC, is requesting approval of a Tentative Subdivision Tract Map to create 228 residential lots on approximately 54 acres, located at 5733 Griffith Avenue, approximately 0.2 miles northwest of the intersection of Erle Road and Griffith Avenue, within the Linda community (APNs: 019-300-001 & -021). The project also includes a Change of Zone from Residential Estate (RE) to Single Family Residential (RS).
- 2) **Ordinance Amendment LACT-23-0001 (Yuba County Development Code and Zoning Map Update):** Receive input on proposed amendments to the Yuba County Development Code and Zoning Map and recommend that the Board of Supervisors adopt the proposed amendments. The last Development Code amendment was reviewed and recommended for approval by the Planning Commission on February 19, 2025, and was approved by the Board on March 25, 2025.
- 3) **Development Agreement DVA-25-0003 (Fernwood Village):** The applicant, Habitat for Humanity Yuba-Sutter, is requesting approval of a development agreement with the County of Yuba to extend the map expiration date of tentative subdivision tract map LDIV-22-0014 for a term of 10 years for the Fernwood Village project.

E) OTHER BUSINESS:

- 1) **Yuba County – Audible Alarm Project (Award #: 17-MITPPS-21033):** Yuba County invites you to participate in a Community Engagement Meeting to discuss the addition of siren sites in rural areas of Yuba County to improve safety and community preparedness for wildfires. The project is a planning study that will be utilized to facilitate coordination with the Office of Emergency Services for future construction of audible alarm sirens. The plan will offer enhanced expertise for wildfire response related mitigation efforts, community education, preparedness, response, and recovery of the Yuba County community, should a future disaster arise. This meeting will provide an opportunity for residents to speak directly with County representatives about the proposed improvements.

F) CORRESPONDENCE:

G) PLANNING DIRECTOR COMMENTS:

H) PLANNING COMMISSIONER’S COMMENTS:

I) ADJOURNMENT:

Next meeting, **January 21, 2026**, at 6:00 p.m.

PUBLIC PARTICIPATION INSTRUCTIONS:

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@yuba.gov. Your comment will be placed into the record at the Planning Commission meeting. If you 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@yuba.gov, otherwise, members of the public are encouraged to comment in-person. 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.