County of Yuba

Community Development & Services Agency

915 8th Street, Suite 123, Marysville, CA 95901

Planning Department

Phone: (530) 749-5470
Fax: (530) 749-5616
Web: http:// www.yuba.gov

MINUTES OF THE YUBA COUNTY
PLANNING COMMISSION
Wednesday, September 16th, 2026 6:00 p.m.
Yuba County Board Chambers

Planning Commissioners Present: Chair McNally, Commissioners Knight and Peach

Planning Commissioners Absent: Commissioners Webb and Morse

Staff Present: Kevin Perkins, Assistant CDSA Director; Alex Becerra, Planner II; Ashley Potocnik, Deputy Director of Planning and Economic Development; and Chase Steele, Deputy County Counsel

PUBLIC COMMUNICATION:

- None

APPROVAL OF MINUTES:

- August 19, 2026 Planning Commission Meeting

The motion passed with the following vote:

Ayes:	Chair McNally, Commissioners Knight and Peach
Noes:	None
Abstain:	None
Absent:	Commissioners Webb and Morse

CONSENT ITEMS:

- None

PUBLIC HEARING ITEMS:

1) **Waldo Road Bridge Replacement Project – Certification of the Final Environmental Impact Report:** The County of Yuba, as Lead Agency and Project applicant, requests that the Planning Commission certify the Final Environmental Impact Report (Final EIR) for the Waldo Road over Dry Creek Bridge Replacement Project, adopt CEQA Findings of Fact, adopt a Statement of Overriding Considerations for the Project's significant and unavoidable impact to Cultural Resources, and adopt a Mitigation Monitoring and Reporting Program.

Staff Report: Alex Becerra presented the project.

Public Hearing: No Planning Commission or public hearing comments.

Motion: Commissioner Knight motioned, seconded by Commissioner Peach to certify the final EIR, adopt the CEQA Findings of Fact, adopt a Statement of Overriding Considerations for the significant and unavoidable impact to Cultural Resources, and adopt the Mitigation Monitoring and Reporting Program.

The motion passed with the following vote:

Ayes:	Chair McNally, Commissioners Knight and Peach
Noes:	None
Abstain:	None
Absent:	Commissioners Webb and Morse

2) **Development Agreement: Sawyers Landing (TSTM2004-0009):** The Walton California to enter into a Development Agreement with the County of Yuba to extend the map expiration date of Sawyers Landing (TSTM2004-0009) for a term of 15 years.

Staff Report: Kevin Perkins discussed the Development Agreement.

Public Hearing:

Commissioner Knight asked if there is a difference between impact fees paid at occupancy vs. during the permitting process. Kevin Perkins explained that every new home built in Plumas Lake and the North Arboga region pays a few different impact fees including a county development impact fee, which can go to funding the Sheriff's Department, library, quality of life, etc., and a Plumas Lake Specific Plan Traffic Impact Fee, covering roadway impacts and proposed roadway improvements in Plumas Lake. Mr. Perkins also clarified that fees are paid at time of occupancy rather than building permit issuance for each house due to the State's requirements.

Commissioner Knight also asked if all of the appliance structures, such as lighting, are consistent with development in surrounding areas. Kevin Perkins stated that there is language in the Conditions of Approval from the original map with requirements on appliances that are consistent with the Plumas Lake Specific Plan. Mr. Perkins added that majority of the building requirements are subject to the California Building Code.

Sean Minard with MHM Engineering stated that the firm has been involved with the property since 2018 or 2019. Mr. Minard explained that shortly after 2022 or 2023, a new developer, the Walton Group, purchased the property and soon discovered the cost of infrastructure at the subject location due to a little over a ½ mile of offsite storm drainage, ¼ mile of offsite water, and a sewer lift station the developer would have to build that would cost about $2 million. Mr. Minard assured the Planning Commission that the improvement plans have been ready to go but due to the costs and the volatile housing market, the site has not been developed yet. Sean Minard stated that he understands the school district has concerns. He asked the Planning Commission to continue the item to the next Planning Commission meeting to give the Walton

Group some time to meet with the school district to work out a solution regarding school impact fees.

Chair McNally asked if Kevin Perkins and the school district representatives are in agreement with continuing the Development Agreement to a future meeting. All parties agreed.

Kevin Perkins explained that this project does not have an agreement with the school district, and because the school impact fees are collected directly by the school district and not the County, agreements regarding school impact fees are not mentioned in the Development Agreement between the County and the developer. Mr. Perkins added that the Planning Commission and Board of Supervisors can allow for school impact fees to be included in the Development Agreement.

Chair McNally pointed out that the map expires in November 2026 and asked what would happen to the map if the continuance for a comment period exceeds the expiration date. Kevin Perkins stated that the code is written so that as long as an applicant applies for a map extension, Development Agreement, or anything that extends the life of the project, their project is still valid until a decision is made by the Board of Supervisors. Mr. Perkins added that to continue the item to a future Planning Commission meeting, the project would not need to be noticed in the newspaper again. However, he stated that there would be lead time for County staff to prepare additional Planning Commission and Board of Supervisors meeting materials, which should be considered when determining how long the comment period with the school board should be open for.

Jeff Roberts, Superintendent for the Plumas Lake Elementary School District, stated that all homes in Plumas Lake have a mitigation agreement with the school district except for about 100 homes that got missed in the early stages. Mr. Roberts explained that the County assisted in helping the school district come up with a mitigation agreement for the Plumas Lake homes. The Superintendent added that he met with the previous property owners in 2022 regarding the mitigation agreement, but that the agreement was never signed due to the property being sold before then. Jeff Roberts emphasized the importance of the school district having mitigation agreements in place to be able to build another school, which would include 22 classrooms, an office, and a cafeteria. He added that building more subdivisions would lead to the schools being overcrowded again, which would require the school district to build yet another school with funds coming from the mitigation agreement. Mr. Roberts asked the Planning Commission for their support in continuing the item to give the school district the opportunity to negotiate an agreement with the current property owners.

Aaron Cass, member of the Plumas Lake Elementary School Board, explained that if they did not have mitigation agreements in place, they would not have the money to build the new school. He expressed concern regarding the developer setting a precedent for future development if they do not enter a mitigation agreement. Mr. Cass stated that having a continuance for this item would be helpful.

Motion: Commissioner McNally motioned, seconded by Commissioner Knight to continue the Development Agreement to the regularly scheduled meeting in November.

The motion passed with the following vote:

Ayes:	Chair McNally, Commissioners Knight and Peach
Noes:	None
Abstain:	None
Absent:	Commissioners Webb and Morse

OTHER BUSINESS:

- None

CORRESPONDENCE:

- None

PLANNING DIRECTOR COMMMENTS:

Kevin Perkins welcomed Ashley Potocnik to the Planning Commission as the new Deputy Director of Planning and Economic Development. He explained that Ashley Potocnik started her career as a landscape architect and worked as a planner at City of Yuba City before becoming the Business Engagement Manager at Yuba County.

PLANNING COMMISSIONER COMMENTS:

- None

ADJOURNMENT: There being no further business, the meeting was adjourned until the next meeting on October 21, 2026 at 6:00 p.m.

_____
Kevin Perkins
Assistant CDSA Director