County of Yuba

Community Development & Services Agency

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Planning Department

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AGENDA
YUBA COUNTY PLANNING COMMISSION
MEETING
Wednesday, November 18th, 2026 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:
- September 16, 2026 Planning Commission Meeting

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) **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. The Development Agreement is returning to the Planning Commission following its continuance at the September 16, 2026 meeting.

E) OTHER BUSINESS:

1) **2026 Yuba County Development Code and Zoning Map Update:** CDSA requesting the Planning Commission and the public to review the proposed amendments to the Yuba County Development Code and Zoning Map. This Planning Commission meeting serves as a Public Workshop to give the Commissioners and the public an opportunity to provide input to staff on the updates.

F) CORRESPONDENCE:

G) PLANNING DIRECTOR COMMENTS:

H) PLANNING COMMISSIONER'S COMMENTS:

I) ADJOURNMENT:
Next meeting, **December 16, 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 skhagura@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 skhagura@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.