

The County of Yuba

Community Development and Services Agency



TO: Board of Supervisors

FROM: Community Development and Services Agency, Ciara Fisher

SUBJECT: Community Development and Services: Resolution - Hold public hearing and adopt resolution amending the Plumas Lake Specific Plan, and find the Project Exempt from Environmental Review in accordance with CEQA Section 15183.

DATE: May 9, 2023

NUMBER: 207/2023

Recommendation

Hold public hearing and adopt resolution amending the Plumas Lake Specific Plan, and find the Project Exempt from Environmental Review in accordance with CEQA Section 15183.

Background

On September of 1993, the Yuba County Board of Supervisors (the Board) adopted the Plumas Lake Specific Plan (PLSP) and Environmental Impact Report (EIR). The plan contains a customized set of policies, land use classifications, and development standards that are specific to the Plan area.

The PLSP has been in effect for several decades. During this time, it has become clear that several edits, including corrections, clarifications, and minor amendments, are needed for Land Use Table 3.42, particularly for the Service Stations and Self-Service Fuel and Truck Terminals and Yards land uses.

Discussion

Staff proposes to amend Land Use Table 3.42 Commercial Land Uses (Page 49) within the PLSP, regarding:

- **Service Stations and Self Service Fuel:** Staff proposes to change the land use classification for Service Stations and Self-Service Fuel from principally permitted to permitted upon approval of a Conditional Use Permit within the Neighborhood Center, Community Center, and Highway

Commercial zoning designations. In recent years, several service stations have been established within the PLSP to the point of oversaturation. Given recent State mandates on electric vehicles, the potential need to revisit the service station land-use category in future years, and to promote a public process where the community can voice concerns regarding project related risks to fire, contamination and facilitate the free flow of traffic, staff suggests a conditional use permit would be the proper process to juggle all of the aforementioned concerns. , and achieve the goals of this land use, a Conditional Use Permit will now be required for this use.

- **Truck Terminals and Yards:** Staff proposes to change the land use classification for Truck Terminals and Yards from principally permitted to permitted with approval of a Conditional Use Permit within the Highway Commercial zoning designation. Due to their intensive nature, Truck Terminals and Yards require significant staff review. This change will allow staff to inform neighboring properties of proposed uses and to set appropriate conditions for any future new project.

Environmental Review:

In 2012, an EIR was prepared and certified for the PLSP. Staff determined that the PLSP edits are exempt from further environmental review in accordance with the California Environmental Quality Act, Section 15183 which states that projects consistent with the development density established by existing zoning, community plan, or general plan policies for which the 2030 Yuba County General Plan EIR was certified shall not require additional environmental.

Prior Environmental Documents: The PLSP EIR assessed the impacts of the PLSP, including cumulative impacts resulting from future development under the Plan. The PLSP EIR is available for public review at the County of Yuba Community Development and Services Agency, located at 915 8th Street, Suite 123; Marysville, California.

Plumas Lake Specific Plan Environmental Impact Report (EIR), June 2011, State Clearinghouse No. SCH #1992072070

Committee Action:

At their August 17, 2022 meeting, the Planning Commission received input on the proposed amendments to the PLSP and voted 5 yes-0 no to recommend the Board adopt the proposed amendments and exempt the project from further environmental review in accordance with the California Environmental Quality Act, Section 15183.

Attachments

ATT A SPA2022-0001 Resolution

ATT B PLSP Text Amendment – Clean Version

ATT C PLSP Text Amendment – Strikethrough Version

ATT D Complete PLSP – Clean Version

Follow this link to view: <https://yubacounty.egnyte.com/fl/rGUnUg0P9u>