

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF YUBA

RESOLUTION TO ADOPT THE MITIGATED)	
NEGATIVE DECLARATION AND)	
MITIGATION MONITORING PLAN AND)	RESOLUTION NO.: <u>2026-30</u>
APPROVE TSTM-24-0004 AND LACT-24-0003)	
SUBJECT TO THE ATTACHED)	
CONDITIONS OF APPROVAL)	

WHEREAS, PCHS Investments, LLC filed an application for a Tentative Subdivision Tract Map to subdivide approximately 54.31 acres into 228 single-family residential lots, with associated streets, frontage improvements, and utilities, located at 5733 Griffith Avenue on the east side of Griffith Avenue in the Linda Community at Assessor’s Parcel Numbers 019-300-001 and 019-300-021; and a request for a Change of Zone to rezone the property from Residential Estate (RE) to Single-Family Residential (RS); and

WHEREAS, at their regularly scheduled meeting on December 17, 2025 the Planning Commission held a public hearing and took public testimony on the project, to make a recommendation to the Board of Supervisors to hear the matter de novo, make the required findings, and to make the final determination for the approval, denial, or otherwise, of TSTM-24-0004 and LACT-24-0003 and the proposed Mitigated Negative Declaration and Mitigation Monitoring Plan by a vote of 4-0, with one (1) recusal; and

WHEREAS, the Community Development and Services Agency of the County of Yuba has conducted an Initial Study for the proposed project and concluded that the project would not result in any significant adverse environmental impacts provided the mitigation measures that are incorporated into the Mitigation Monitoring Plan and Conditions of Approval are implemented; and

WHEREAS, the Community Development and Services Agency of the County of Yuba has provided due notice of a public hearing before the Board of Supervisors of the County of Yuba and the intent is to recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan for the proposed project in accordance with the California Environmental Quality Act; and

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NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Board of Supervisors finds that the proposed project as revised is consistent with the Community Development Element and other applicable elements of the Yuba County 2030 General Plan, as well as with the Yuba County Zoning Map and Development Code.
3. The Board of Supervisors finds that the project site as revised is physically suitable for the proposed type of development and the proposed density of development.
4. The Board of Supervisors adopts the following 2 findings of fact as stated in the staff report for the Change of Zone (File# LACT-24-0003):
 - The proposed project is consistent with the Community Development Element and other applicable elements of the Yuba County 2030 General Plan as well as with the Yuba County Zoning Map and Ordinance.
 - The project is physically suitable for the proposed type of density of development.
5. The Board of Supervisors finds that the proposed project and the conditions under which it would be developed or maintained will promote, protect and secure the public health, safety and general welfare and will result in an orderly and beneficial development of the County.
6. The Board of Supervisors finds that the project, as conditioned, meets the County design and improvement standards set forth in the Yuba County Development Code.
7. The Board of Supervisors finds that the project, as conditioned, is in compliance with the Subdivision Map Act and the Yuba County Ordinance Code.
8. The project will not cause substantial environmental damage to fish and/or wildlife and their habitats, nor have the potential for adverse effect(s) on wildlife resources or the habitat upon which wildlife depends. A Notice of Determination will be recorded with the County Recorder and Fish and Game Filing Fees will be paid to the County Recorder.

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The Board of Supervisors hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring Plan, incorporated herein by reference, and approves Tentative Subdivision Tract Map TSTM-24-0004 and Change of Zone LACT-24-0003; subject to the Mitigation Measures contained within the Mitigation Monitoring Plan and Conditions of Approval.

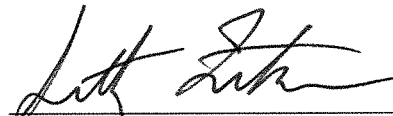
PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Yuba, State of California, April 14, 2026, by the following vote.

AYES: Supervisors Vasquez, House, Fuhrer, Bradford, Messick

NOES: None

ABSENT: None

ABSTAIN: None



Chairman, Seth Fuhrer
County of Yuba Board of Supervisors

ATTEST: Mary Pasillas
Clerk of the Board of Supervisors

APPROVED AS TO FORM:
County Counsel

BY: Mary Pasillas

BY: Carolee