



County of Yuba
Community Development

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AGENDA

YUBA COUNTY PLANNING COMMISSION MEETING

Wednesday, July 21, 2004

6:00 p.m. Supervisor's Chambers

915 8th Street

Marysville, California

- 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 scheduled as a public hearing.
4. APPROVAL OF MINUTES
Minutes of June 16, 2004
- B. PROCEDURE FOR PUBLIC HEARING
After the staff report, testimony may be given during the Public Hearing on each matter. ANY PERSON WISHING TO TESTIFY MUST FIRST STATE THEIR NAME AND ADDRESS. All comments or testimony should be addressed to the Chair, and should be limited to no more than 5 minutes.

If you challenge in court the action or decision of the Yuba County 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 Planning Commission at, or prior to, such public hearing.

C. **PUBLIC HEARING**

1. **CONDITIONAL USE PERMIT CUP2003-0016 (CALVARY CHAPEL/ LAUGHLIN & SPENCE)** A request to locate a church, 5,785 square feet in size, on 5.1± acres in the Agricultural/Rural Residential (A/RR:5) zone. The project is located at 6349 Marysville Road and 11355 Getty's Court, in the community of Browns Valley, on Yuba county Assessor's Parcel Number 040-310-042. Prior to its decision, the Planning Commission will consider the adoption of a Negative Declaration under the California Environmental Quality Act (CEQA) for the project. (1) Adopt Resolution.
CONTINUED FROM JUNE 16, 2004
2. **GENERAL PLAN AMENDMENT 2003-02, CHANGE OF ZONE 2003-02, CONDITIONAL USE PERMIT 2004-0010, ORDINANCE AMENDMENT 2004-0001 (SHAD PAD)** A request by Scott Davis to operate a competitive and recreational motorcycle/off-highway vehicle facility and related uses in the Flood Plain Zoning (FP-1) district under section 12.70.050 of the Yuba County Ordinance Code on County Assessor's Parcel numbers 020-020-001 through 004 totaling approximately 60 acres, a portion of which would be dedicated to the track and related facilities, on the Shad Pad Park Area, south of the City of Marysville, generally east of SR 70 with a portion of the site west of SR 70, south of the Yuba River. The site is accessed from Shad Road off of SR 70 at the southeastern base of the E Street Bridge. The proposal includes a main track, back track, ATV track, and youth track together with parking areas, security fencing, lighting, and concession activities such as snack bars and shops selling souvenirs and competition accessories to be located in non-permanent facilities. An Operation and Maintenance Agreement between the County of Yuba and Scott Davis for the County of Yuba owned portion of the Shad Pad is proposed. The subject property is currently designated "Community Commercial" and "Valley Agriculture" in the Yuba County General Plan and zoned "C" (General Commercial) and "AE-40" (Exclusive Agriculture, 40-acre minimum). The proposed General Plan designation would be "Valley Agriculture" with a zoning classification of "FP-1" (Flood Plain). An ordinance amendment to Chapter 8.76 "Shad Pad Park Area" is also proposed to extend the operation hours of the park under section 8.76.030. (1) Staff Report; (2) Public Hearing; (3) Adopt Resolution.
3. **DESIGN REVIEW COMMITTEE DRC2004-0002(Hastey/O'Neill).** A request by Brent and Alisan Hastey for Design Review Committee approval of "Arboga Self Storage", a proposed self storage facility covering 3.21-acres of a 16-acre parcel located at 3024 Plumas Arboga Road. The subject property is located within the "Highway Commercial" designation of the Plumas Lake Specific Plan on Assessor's Parcel Number 014-350-057.
4. **DESIGN REVIEW COMMITTEE DRC2004-0004 (HOMES BY TOWNE).** A

request by Homes by Towne for approval of landscaping schemes and architectural design for six different home plans for single-family residence within the previously approved "Rio Del Oro-Village 14" subdivision (TSTM98-578). The subject property is located at east of River Oaks Boulevard, south of Plumas Lake Boulevard, west of State Highway 70, in the MDR "Medium Density Residential" designation of the Plumas Lake Specific Plan on County Assessor Parcel Number 016-060-024.

D. CORRESPONDENCE

E. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS:

F. PLANNING COMMISSIONERS COMMENTS:

G. ADJOURNMENT:

Next meeting Wednesday, August 18, 2004 at 6:00p.m.in the Supervisor's Chambers, 915 8th Street, Marysville.