



County of Yuba Community Development

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AGENDA

YUBA COUNTY PLANNING COMMISSION MEETING

Wednesday, August 18, 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. ELECTIONS OF OFFICERS
 - a. Chairman
 - b. Vice-Chairman
 - c. Secretary
 4. PUBLIC COMMUNICATIONS
Any person wishing to address the Commission may do so at this time except for matters scheduled as a public hearing.
 5. APPROVAL OF MINUTES
Minutes of July 21, 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 (CUP2004-0001 (Brady))**: A request by Kyle West for a RV/boat storage and mini-storage facility on the west side of a 3.5-acre parcel in the A/RR Zone within Yuba County. The facility would consist of 80 portable storage units (each 96 square feet), seven pole barns for outdoor covered RV/boat storage, chain link fencing, and security lighting. The project is located at 10175 Old Dobbins Road, on Yuba County Assessors Parcel Number 060-260-056. 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) Staff Report (2) Public Hearing (3) Adopt Resolution.
2. **TENTATIVE SUBDIVISION TRACT MAP (TSTM2003-0018 (Soto/Aldora Enterprises))**: A request by Tom P. Soto to divide a 57.6 acre property into 238 lots for single-family SPA residential development, and a 3.1 acre park site, in the Medium Density Residential designation of the Plumas Lake Specific Plan. The subject property is located at 3090 Dye Road, southwest of the community of Olivehurst, Yuba County Assessor's Parcel Numbers 014-310-018,-019. The Planning Commission will consider an exemption under Section 15182 of the California Environmental Quality Act (CEQA) for the above project. (1) Staff Report (2) Public Hearing (3) Adopt Resolution
3. **TENTATIVE SUBDIVISION TRACT MAP (TSTM2004-0002 (Maan)) and Specific Plan Amendment (SPA2004-0002(Maan))** A request by Tejinder and Maninder Maan to subdivide 10.9 acres into 53 residential lots averaging 6,600 square feet in size and construct new roads throughout with access to Alberta Avenue. There is also an application for a specific plan amendment to increase the zoning from R3 to R5 to allow 20 additional lots. The subject property is located on the West side of Albert Avenue north of North Beale Road and Yuba College in the East Linda Specific Plan Area, on County Assessor's Parcel Number 019-291-010. Prior to its decision, the Planning Commission will consider the adoption of a Negative Declaration under the California Environmental Quality Act (CEQA) for this project. (1) Staff Report (2) Public Hearing (3) Adopt Resolution
4. **TENTATIVE SUBDIVISION TRACT MAP TSTM2004-0005 (Messick)**: A request to subdivide 59.5 acres into 12 residential lots (11 lots averaging 2.0 acres and one lot at 6.4 acres) with an open space lot of 36 acres to be preserved in an open

space easement. A Planned Unit Development application is under review in order to reduce the lot sizes to 2 acres (instead of a minimum of 5 acres) and set aside the remaining land in an open space easement to be farmed and never developed. Subject property is located at 2304 Walnut Avenue, in the community of Hallwood, in the A/RR 5 Zone on Assessors Parcel Number 018-100-012. Prior to its decision, the Planning Commission will consider the adoption of a Negative Declaration under the California Environmental Quality Act (CEQA) for this project and recommending to the Board of Supervisors the approval of TSTM 2004-0005. (1) Staff Report (2) Public Hearing (3) Adopt Resolution

D. CORRESPONDENCE

E. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS:

F. PLANNING COMMISSIONERS COMMENTS:

G. ADJOURNMENT:

Next meeting Wednesday, September 15, 2004 at 6:00p.m.in the Supervisor's Chambers, 915 8th Street, Marysville.