



County of Yuba
Community Development

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Planning Division

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AGENDA
YUBA COUNTY PLANNING COMMISSION MEETING

Wednesday, October 20, 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 September 20, 2004 and September 29, 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:**

GENERAL PLAN AMENDMENT (GPA2003-0007); CHANGE OF ZONE CZ (2003-0006); TENTATIVE SUBDIVISION TRACT MAP TSTM 2003-0041 CONDITIONAL USE PERMIT CUP2003-0022(Ryan): A request for a General Plan Amendment, Rezone, and Conditional Use Permit to create a 71-lot private gated subdivision on APN 021-111-048, located in between Linda Avenue and North Beale Road. A Conditional Use Permit is requested to reduce the average lot size to a minimum of 4,200 square feet with the inclusion of an “innovative design concept”. All streets inside the subdivision will be approximately 25 feet in width and privately maintained. Extra parking will be provided off the street in central parking locations throughout the subdivision. (1) Staff Report (2) Public Hearing (3) Adopt Resolution

CONDITIONAL USE PERMIT CUP 2004-0007 (Epic Wireless): A request for a Conditional Use Permit to construct a 140-foot self supporting lattice cellular tower on APN 019-210-005, adjacent to the west side of Beale Air Force Base. The tower will be accompanied by associated ground equipment including a diesel powered backup generator to be used in the event of a power failure. Up to 12 panel antennas will mount on the tower. (1) Staff Report (2) Public Hearing (3) Adopt Resolution

DESIGN REVIEW COMMITTEE APPLICATION NO. DRC2004-0006 (Forecast Homes): A request for approval of typical landscape plans and architectural design for 12 different models of single-family homes with 3 separate elevations and 3 different architectural styles within the Plumas Lake Specific Plan. The subject property is located within the “Medium Density Residential” designation of the Plumas Lake Specific Plan at Wheeler Ranch on APNs: 014-260-102 & 014-260-019. The site is located at the northwest corner of the intersection of Arboga and Plumas-Arboga Roads. (1) Staff Report (2) Public Hearing

DESIGN REVIEW COMMITTEE DRC2004-0008 (Woodside Village One Streetscape Landscape Plans) A request by The HLA Group, Inc. for Design Review Committee approval of substitute plant species to be used in the landscape plans for Woodside Village One Streetscapes. Woodside Village One is a single family-residential development located in the Plumas Lake Specific Plan area (west of Highway 70, north of Feather River Blvd/Highway 70 intersection). Assessor’s Parcel Numbers: 022-010-002, -003, -004; and 022-020-001, -002, -003, -004. (1) Staff Report (2) Public Hearing

D. CORRESPONDENCE:

E. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS:

F. PLANNING COMMISSIONERS COMMENTS:

G. ADJOURNMENT:

Next meeting Wednesday, November 17, 2004 at 6:00p.m.in the Supervisor's Chambers,
915 8th Street, Marysville.