



*County of Yuba*  
*Community Development*

---

915 8<sup>th</sup> Street, Suite 123, Marysville, CA 95901

**Planning Division**

Phone: (530) 749-5470

Fax: (530) 749-5434

Web: <http://www.co.yuba.ca.us>

**AGENDA**

**YUBA COUNTY PLANNING COMMISSION MEETING**

**Wednesday, November 17, 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 24, 2004 and October 20, 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. **Tentative Subdivision Tract Map TSTM 2004-0004 (Tejinder Maan)**: a request for approval of a 123-lot subdivision on 29 acres in southwest Olivehurst, southeast of the intersection of Arboga Road and 11<sup>th</sup> Avenue and west of the Union Pacific railroad tracks. The project consists of two parcels with each parcel comprising approximately half of the project area (APN's 013-300-013 and 013-300-017). In addition, each parcel is contained within a different utility district. The northern parcel is contained within the Olivehurst Public Utilities District (OPUD) for water and fire service and the southern parcel southern parcel receives fire service form the Linda Fire Protection District. The project has requested to be annexed into the Olivehurst Public Utilities district to provide all services. (1) Staff Report (2) Public Hearing (3) Adopt Resolution
2. **Conditional Use Permit Application No. CUP2004-0015 (Epic Wireless)**: A request for approval to remove two existing whip antennas and install twelve panel antennas on an existing 152-foot tall monopole and an associated backup generator. The subject property is located within the "Exclusive Agricultural (AE-40)" zoning designation on APN: 015-180-116. The site is located southwest of Highway 65 and 1<sup>st</sup> Street at the end of Oakley Lane. (1) Staff Report (2) Public Hearing (3) Adopt Resolution
3. **Design Review Committee Application No. DRC2004-0007 (Cobblestone)**: A request for approval of a 1,440 square foot commercial coach for a KB home sales center and on-site signage within the Plumas Lake Specific Plan. The subject property is located within the "Medium Density Residential" designation of the Plumas Lake Specific Plan on APN: 016-060-027. The site is located between Highway 70 and Feather River Blvd. and the south terminus of River Oaks Blvd. (1) Staff Report (2) Public Hearing

D. **CORRESPONDENCE:**

E. **COMMUNITY DEVELOPMENT DIRECTOR COMMENTS:**

1. Update on Status of Scheduling of Public Review and Hearings for Applications Requiring Preparation of an Environmental Impact Report Pursuant to the California Environmental Quality Act:
  - (a.) Environmental Assessment No. 2003-003 (Teigert) - Kibbe Road Improvements;
  - (b.) General Plan Amendment No. 2003-0004 and Surface Mining Permit 2003-0001 (Baldwin Contracting Company, Inc.) – Baldwin Hallwood Mine Expansion; and
  - (c.) Specific Plan No. 2003-0001 (Yuba Foothills Associates, LLC) – Yuba

Highlands Specific Plan.

2. Status of Pending Applications before the Yuba County Planning Commission.

F. PLANNING COMMISSIONERS COMMENTS:

G. ADJOURNMENT:

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