



County of Yuba Community Development

915 8th Street, Suite 123, Marysville, CA 95901

Planning Division

Phone: (530) 749-5470

Fax: (530) 749-5434

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

MINUTES OF THE YUBA COUNTY PLANNING COMMISSION MEETING

Wednesday, February 16, 2005
6:00 p.m. Supervisor's Chambers
915 8th Street
Marysville, California

CALL TO ORDER

The meeting was called to order at 6:00 p.m. by Commissioner Zimmerman with Commissioners Cozine, Messick, Rippey and Winchel present.

PUBLIC COMMUNICATIONS:

Corey Monzu, Marysville Joint Unified School District introduced herself to the Planning Commission and explained her responsibilities with the school district.

APPROVAL OF MINUTES

There being no corrections to the minutes from the Special Joint Board of Supervisors and Planning Commission Meeting held on December 14, 2004 they were approved as submitted by motion of Commissioner Messick and seconded by Commissioner Zimmerman.

There being no corrections to the minutes from the Planning Commission meeting on December 15, 2004 they were approved as submitted by motion of Commissioner Rippey and seconded by Commissioner Messick.

There being no correction to the minutes from the Planning Commission meeting on January 19, 2005, they were approved as submitted by motion of Commissioner Messick and seconded by Commissioner Zimmerman.

PUBLIC HEARING:

1. **Conditional Use Permit 2004-0016(Lutes):** A request to construct a 158,000 square foot RV/boat and self-storage facility on the west side of Rancho Road, adjacent to Highway 65, and south of Forty Mile Road within Yuba County in the Linda-Olivehurst area. The facility would consist of 598 storage units within six

separate buildings, an 800 square foot, block trash enclosure, and 32 square foot monument street sign along Rancho Road. The metal buildings would measure 10' to 16 in height. Project would be attached to the existing water well and septic system located within the on-site steel fabrication shop. Six parking spaces are proposed adjacent to the office. No sidewalks are proposed, as this is located within a rural area of the County. There are no proposed improvements to Rancho Road. (1) Staff Report (2) Public Hearing (3) Adopt Resolution

Staff Report: Joe Prutch present the staff report recommending adopt the Mitigated Negative Declaration and approve the attached resolution approving the condition use permit subject to the conditions of approval.

Public Hearing: Commissioner Rippey asked about sewer and water service to the project.

Joe Prutch explained onsite water.

Commissioner Rippey asked if there will be an onsite resident.

Joe Prutch stated no.

Commission Rippey asked who will monitor landscaping requirements.

Charles Thistlethwaite, Principal Planner, explained landscape requirements and inspection prior to approval, however after approval stated it would be a code enforcement issue.

Commissioner Zimmerman asked if a complaint to the county would trigger code enforcement.

Charles Thistlethwaite, Principal Planner, discussed options for mitigation monitoring plan.

Todd Lutes addressed landscaping issues and stated the importance of landscape appearance to a business.

There being no further comments, the public hearing was closed.

Action: Motion by Commissioner Messick, seconded by Commissioner Rippey to adopt the Mitigated Negative Declaration and approve the resolution approving the Conditional Use Permit subject to conditions of approval.

2. **Tentative Subdivision Tract Map 2004-0029(Kamilos/Danna & Danna):**
A request to subdivide 91.8± acres into 308 single family residential lots averaging 3.4 dwelling units per gross acre with 9 other lots (well sites, agricultural buffer, landscape buffer, and road dedications). Development will construct new roads and improvements throughout and realign Algodon Road. Subdivision to be constructed in 4 villages or phases. A meandering bike and pedestrians trail will be placed within the agricultural buffer. (1) Staff Report

(2) Public Hearing (3) Adopt Resolution

Staff Report: Joe Prutch presented staff report recommending approval of the Tentative Subdivision Tract Map, subject to the attached conditions of approval.

Commissioner Rippey asked about park detention basins and parks.

Charles Thistlethwaite stated the project was reviewed by OPUD and determined the project was consistent with the Parks Master Plan.

Charles Thistlethwaite explained the specific plan policy on detention/retention basins.

Jerry Kamilos, Applicant, stated he would like to include into the conditions as an option, the addition of a park, but still have the same number of lots.

Charles Thistlethwaite, Principal Planner, explained condition no. six with regards to lot design on the final map shall be in substantial conformance with the Approved Tentative Subdivision Tract Map.

Jerry Kamilos, Applicant, clarified that map has 309 lots not 308.

Jerry Kamilos, Applicant, would like to add in condition 21A, “one foot elevation of internal flood plain.

Charles Thistlethwaite, Principal Planner, explained that the commission does not have the authority to approve a flood plain different than what is in affect at the time of final map recordation.

Jerry Kamilos, Applicant, withdrew is request.

Commissioner Rippey asked about the 300 foot buffer zone.

Jerry Kamilos, Applicant, explained compliance with the county ordinance would be done and would prefer it not to be used as a park.

There being no further comment, the public hearing was closed.

Commissioner Rippey asked if the flood insurance requirement for builders is to require 2 years of coverage.

Charles Thistlethwaite discussed developers requirements for furnishing flood insurance to homeowners and clarified the flood insurance is required from the time of final occupancy and not from the time of approved map.

Joe Prutch, Consultant Planner, stated the applicant has agreed to two years of flood insurance.

Commissioner Rippey asked about fencing along Ag buffer zone.

Charles Thistlethwaite, Principal Planner, explained an enhanced wood fencing is required along the back of homes.

Commissioner Rippey stated a block wall should be placed around the water treatment plant.

Joe Prutch, Consultant Planner, stated there is already a block wall.

Commissioner Rippey asked about well sites.

Gary Lippincott, Public Works, stated the Olivehurst Public Utilities District will address that issue.

Commissioner Rippey asked about the realignment and upgrade of Algodon Road.

Gary Lippincott, Public Works, explained road improvements.

Action: Motion by Commissioner Messick, seconded by Commissioner Zimmerman and unanimously approved to adopt the resolution approving the tentative subdivision tract map subject to the attached conditions of approval and the addition of the 2 year flood insurance requirement.

3. **General Plan Amendment 2003-0003 and Change of Zone 2003-0003 (Yuba County):** A request to change the zone on four parcels (APNs 050-320-001 and -007; 056-090-018 and -008) located adjacent to the Brownsville Aero pines Airport, encompassing approximately 7.8± acres, from PF Public Facilities to A/RR:1 Agricultural Rural Residential, one acre minimum. A General Plan Amendment changing the General Plan designation from Public Facilities to Agriculture/Rural Residential is also proposed. The purpose and intent of the existing land use designations are unclear as the properties are privately held. Yuba County proposes to re-designate the properties to A/RR:1 consistent with existing and planned use of the properties and surrounding land uses. Four of the parcels are developed with single-family residences; one is vacant. (1) Staff Report (2) Public Hearing (3) Adopt Resolution

Staff Report: Stacey Jolliffe presented the staff report recommending the Planning Commission adopt the resolution recommending the approval of the Change of Zone/General Plan Amendment and adoption of the Mitigated Negative Declaration to the Board of Supervisors.

John Brown, 8563 Aeropine North, stated he was not notified of the zoning change in 1996.

Stacey Jolliffe, Senior Planner, discussed the mailing list and notification requirements.

There being no further comment, the public hearing was closed.

Action: Motion by Commissioner Winchel and seconded by Commissioner Cozine and unanimously approved to adopt the resolution recommending approval of the Change of Zone/General Plan Amendment and adoption of the Mitigated Negative Declaration to the Board of Supervisors.

CORRESPONDENCE:

NONE

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS:

Charles Thistlethwaite, Principal Planner, reminded the Commission of the Special Planning Commission meeting to be held on February 23, 2005.

PLANNING COMMISSIONER'S COMMENTS

Commissioner Zimmerman asked if a vanpool could be furnished to tour the Yuba Highlands area.

Charles Thistlethwaite, Principal Planner, explained it would need to be agendized if more than two commissioners were to go out at one time.

Commissioner Rippey asked Corey Munzu to further describe her job description.

Corey Munzu, explained here new position responsibilities.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:25 p.m. to the next special meeting Wednesday, February 23, 2005 at 6:00 p.m. in the Supervisor's Chambers, 915 8th Street, Marysville.

Charles S. Thistlethwaite, AICP
Planning Commission Secretary