



*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, October 19<sup>th</sup>, 2005**  
**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 from the June 15, 2005 and August 17, 2005 .
- 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 HEARINGS AND ACTION ITEMS:

1. **VARIANCE VAR 2005-0003; TENTATIVE PARCEL MAP TPM2005-0041 (Gochnauer)**: The project consists of a request for a Variance to reduce the required 10-foot side yard setback, and a request to divide an approximately 28,292sf (.65 acre) parcel into three parcels of 10,296sf, 10,428sf, and 7,524sf. There are currently two multifamily residences and one single-family residence located on the subject parcel, accessed by a 28-foot easement that comes off of Chestnut Road. The project site is identified as Assessor's Parcel Number 013-451-039 and is located at 5142 Chestnut Road #A-E in Olivehurst, within the R-2 Zone District, which requires a minimum side yard setback of 10 feet. As proposed, approval of the Tentative Parcel Map would result in side yard setbacks of approximately 2 to 5½ feet. (1) Staff Report (2) Public Hearing (3) Adopt Resolution
  
2. **TENTATIVE SUBDIVISION TRACT MAP TSTM 2004-0049 (Bishop Ranch)**: The project consists of a request for a residential subdivision with lots ranging in size from 6,344 to 16,635 square feet on an 80 acre project site identified as Assessor Parcel Number 014-310-002. The request includes two alternatives for different park configurations. Alternative "A" contains 257 lots and alternative "B" contains 248 lots. The subdivision is within the Medium Density Residential designation within the Plumas Lake Specific Plan, which allows for a maximum density of 4 dwelling units per acre. Both subdivision alternatives include a minimum combination of 17 acres of parkland and open space. The project is located within the Plumas Lake Specific Plan directly east of Clark Slough and in between Broadway Road and Anderson Avenue. The project does not require any addition entitlements, as it is consistent with the Yuba County General Plan, the Yuba County Zoning Code, and the Plumas Lake Specific Plan. . (1) Staff Report (2) Public Hearing (3) Adopt Resolution
  
3. **FINAL ENVIRONMENTAL IMPACT REPORT FOR THE SR20/KIBBE ROAD INTERSECTION IMPROVEMENTS AND PRIVATE HAUL ROAD PROJECT (ACTION ITEM – NOT A PUBLIC HEARING)**: Consideration of certification of the Final Environmental Impact Report for the SR20/Kibbe Road Intersection Improvements and Private Haul Road Project (State Clearinghouse No. 2003062105) including adoption of a mitigation monitoring plan, findings of fact, and statement of overriding considerations. (1.) Staff Report (2.) Adopt Resolution

D. CORRESPONDENCE:

1. Letter from Concerned Citizens for Responsible Growth.

E. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS:

F. PLANNING COMMISSIONERS COMMENTS:

G. ADJOURNMENT:

Next meeting Wednesday, November 16<sup>th</sup>, 2005 in the Supervisor's Chambers, 915 8th Street, Marysville.