



County of Yuba
Community Development

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Planning Division

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**AMENDED AGENDA
YUBA COUNTY PLANNING COMMISSION
MEETING**

Wednesday, November 16th, 2005

9:00 a.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 September 21, 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 No. VAR 2005-0002 (Hudspeth):** A request for a variance from the required 20-foot rear yard setback to allow a commercial structure to be placed along the rear property line of a parcel designated as Community Commercial by the Yuba County General Plan, within the Commercial (C) Zoning District of Yuba County. Applicant also seeks a variance to reduce the number of parking spaces from the 30 required to 26. The subject property is located at 1957 McGowan Parkway in Olivehurst, on County Assessor's Parcel Number 014-132-015. **(Action Item – Not A Public Hearing)**

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. **(Action Item- Not a Public Hearing.)**

3. **Wavier WAV2005-0001 (Franza):** A request for a Waiver on the "as-built" road for a non-standard driveway design accessing two parcels; specifically, a request to allow for an exception from the Yuba County Driveway Standard of 50-foot radius Curve. The subject project is located in Oregon House on Willow Glenn Road near the intersection of Marysville Road. **(1) Staff Report (2) Public Hearing.**

4. **Receipt of Public Comments on the Draft Environmental Impact Report (DEIR) for the Baldwin Hallwood Mine Expansion Project.** The proposed operation consists of sand and gravel extraction in a manner similar to that performed at Baldwin's existing Hallwood Plant. The mined materials will be processed at Baldwin's existing aggregate plant immediately south of the Project Site's southern boundary. This project is an expansion of an existing quarry. **(1) Staff Report (2) Public Hearing**

D. CORRESPONDENCE:

E. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS :

F. PLANNING COMMISSIONERS COMMENTS:

G. ADJOURNMENT:

Next meeting Wednesday, December 21, 2005 at 6:00 p.m. in the Supervisor's Chambers, 915 8th Street, Marysville.