



*County of Yuba*  
*Community Development*

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**P l a n n i n g   D i v i s i o n**

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**AGENDA**  
**YUBA COUNTY PLANNING COMMISSION**  
**MEETING**

**Wednesday, October 18, 2006**  
**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 September 20, 2006 meeting.
- 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. **General Plan Amendment 2005-0010 and Zone Change 2005-0009 (Marilyn B. Waltz Family Trust):** A request to change the General Plan designation and zoning of the two parcels APN 014-280-064 and APN 014-280-060 located on both sides of Forty Mile Road, adjacent to and east of the interchange with State Route (SR) 65. The project site is located southeast of the community of Olivehurst. The current General Plan designation of these parcels is Planning Reserve. The project proposes to change the designation to Community Commercial. The project also proposes a change in the zoning of both parcels, from the current M1 (General Industrial) to C-UP (General Commercial-Use Permit). The total of project area is approximately 53.24± acres.
2. **Planned Unit Development PUD 2006-0002, Tentative Subdivision Tract Map TSTM 2006-0001 (Maples):** A request to subdivide a 2.04-acre vacant project site into a 28 lot multiple family residential subdivision. In order to build at the proposed density with reduced lot sizes from that allowed in the R-2 Medium Density Residential zone district, the applicant is proposing a Planned Unit Development. The R-2 zone district with a Planned Unit Development, sets a minimum building site area of no more than one dwelling unit per 2,200 square feet. The zone also allows for reduced setbacks from that normally permitted within the R-2 zone. The subdivision is proposed with a Home Owners Association for the maintenance of internal streets. The total project site is identified as Assessor Parcel Numbers (APN's) 013-290-059 and -060 and is located in Olivehurst, approximately 150 feet west of the intersection of Powerline Road and Eleventh Avenue.
3. **Planned Unit Development PUD 2005-0005, Tentative Subdivision Tract Map TSTM 2005-0046 (Vance):** A request to subdivide a 2.15-acre vacant project site into a 20 lot residential subdivision with shared property boundary town homes. In order to build at the proposed density with reduced lot sizes from that allowed in the R-2 Medium Density Residential zone district, the applicant is proposing a Planned Unit Development. The R-2 zone district with a Planned Unit Development, sets a minimum building site area of no more than one dwelling unit per 2,200 square feet. The zone also allows for reduced setbacks from that normally permitted within the R-2 zone. The subdivision is proposed with a Home Owners Association for the maintenance of internal streets. The total project site is identified as Assessor Parcel Number APN 013-290-066 and is located in Olivehurst, south of Tenth Avenue and north of Eleventh Avenue at 4650 Powerline Road.
4. **OA 2006-0004 (Yuba County)** is an amendment to Title XII of the Yuba County Ordinance Code (zoning ordinance), to implement clustering provisions of the Yuba County General Plan. The proposed ordinance will also modify the Planned Unit Development section of the Zoning Ordinance to allow for cluster development and to clarify the "Compensatory Criteria" requirements.

5. **Tentative Subdivision Tract Map TSTM 2005-0042 (Reedy):** A tentative subdivision map application has been received from Wayne Reedy, which proposes a thirteen lot subdivision with parcels ranging in size from 5.0+ acres to 6.6+ acres, with an average lot size of 5.4+ acres. The property is designated by the General Plan as Agricultural/Rural Residential, and zoned Agricultural/Rural Residential, 5-acre minimum parcel size. The project site is a 70.5+ acre property located on the south side of Hooper Road in Hallwood, and consists of four parcels, identified as Assessor's Parcel Numbers (APNs) 006-130-030, 094, 096, and 097. The property is southwest of the community of Browns Valley and approximately six miles northeast of Marysville. The project site is bordered on the northwest by a levee and surrounded by rural residential properties. The site is currently vacant. Upon residential development the parcel would receive water and sewer service from individual wells and septic systems.
  
  6. **Tentative Subdivision Tract Map No. TSTM2005-0044 (John, Laura and John Belza):** A request to divide a 25-acre parcel into 3 single family lots (approximately 8.3 acres per lot). The site is currently vacant but accessible from fully developed Stern Lane and Dry Oak Court, both private roads. A 40' easement is proposed across Parcel A2 providing access to Parcel A1. The property is wooded and contains an irrigation ditch across the southern property line. The property is zoned Agricultural/Rural Residential (A/RR-5), with a 5-acre acre minimum lot size. The project is located on lot 2 in "The Ridge" in Browns Valley and surrounded by vacant wooded properties and a single family home (APN: 005-720-0005).
- D. OTHER BUSINESS:
- E. CORRESPONDENCE:
- F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS:
- G. PLANNING COMMISSIONER'S COMMENTS:
- H. ADJOURNMENT:  
Next meeting Wednesday, November 15, 2006 at 6 p.m. in the Supervisor's Chambers, 915 8th Street, Marysville.