



County of Yuba
Community Development

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AGENDA
YUBA COUNTY PLANNING COMMISSION
MEETING

Wednesday, April 19, 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 June 15, 2005, November 16, 2005, January 18, 2006 and February 15, 2006.
- 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. **Planned Unit Development PUD 2005-0004, Tentative Subdivision Tract Map TSTM 2005-0039 (Reynen & Bardis):** The project consists of a request for a residential subdivision with lots ranging in size from 2,156 to 6,184 square feet on a 7.7 acre project site identified as Assessor Parcel Number 019-230-100, or otherwise identified as lot 88 of Edgewater Unit 11. The subdivision is within the R-20 sub-zone within the East Linda Specific Plan, which allows for a maximum density of 20 dwelling units per acre. The Planned Unit Development will allow for alternative single-family lot configurations with reduced setbacks. The project is located within the East Linda Specific Plan directly northeast of Erle Road and Edgewater Circle. The project does not require any additional entitlements, as it is consistent with the Yuba County General Plan, the Yuba County Zoning Code, and the East Linda Specific Plan. (1) Staff Report (2) Public Hearing (3) Adopt Resolution
PROJECT CONTINUED FROM MARCH 15, 2006.
2. **Specific Plan Amendment SPA 2005-0002, Change of Zone CZ 2005-0006, Tentative Subdivision Tract Map TSTM2005-0033 (Lanza):** The project, which is a request to subdivide a 61.40-acre vacant project site into 184 single-family residential lots, was originally heard by the Planning Commission on February 15, 2006. The applicant is proposing a Specific Plan Amendment and Rezone from the R-2 sub-zone in the East Linda Specific Plan to the R-4 sub-zone for units 1 and 2. This will allow an overall density of 3 dwelling units per acre with lot sizes consistent with the R-4 zone district. The project is immediately east (across Griffith Avenue) from the approved Woodside Montrose subdivision. The total project site is identified as Assessor Parcel Number APN 019-300-001, 020, and 021 and is located in the East Linda Specific Plan, southeast of the intersection of Griffith Avenue and Linda Avenue. . (1) Staff Report (2) Public Hearing (3) Adopt Resolution
3. **Change of Zone CZ 2005-0002 (Lanza):** The project site includes five parcels, three of which (APN's 021-132-025, 026, and 028) are currently zoned General Commercial (C). The two other parcels (APN's 021-132-027 and 029) are zoned Medium Density Residential (R-2). The project is a request to rezone the two parcels zoned R-2 to C zoning. This proposed zoning is consistent with the General Plan land use designation, which is Community Commercial on all five parcels. The project site is located south of North Beale Road, east of Redburn Avenue. (1) Staff Report (2) Public Hearing (3) Adopt Resolution
4. **Certification of Final Environmental Impact Report (EIR) and recommendation to the Board of Supervisors for consideration of a General Plan Amendment, Change of Zone and Surface Mining Permit (Project) for Baldwin Contracting Company, Inc.:** A request to certify a Final EIR (FEIR) for the expansion of an

existing sand and gravel operation for Baldwin Contracting Company. The subject property is currently used for agriculture and at the conclusion of mining operations, would be reclaimed to a multi-use lake. Mining on the project site will occur in phases from west to east. The project site is located directly north of the applicant's 271-acre existing sand and gravel mining operation. Pending applications for recommendation to the Board of Supervisors include a General Plan Amendment from "Valley Agriculture" to "Mineral Resource/Extractive Industrial"; a Change of Zone from "AE-40" (Agriculture Exclusive 40- acre minimum parcel size) to "M-2" (Extractive Industrial); and the issuance of Surface Mining Permit #2003-0001. The expansion site is approximately 197.76 acres and is located approximately seven miles east of Marysville to the southwest of State Highway 20, east of Hallwood Boulevard, north of Hooper Road, intersected by the southerly extension of Kibbe Road on Assessor's Parcel Numbers 006-100-126 through 129. (1) [Staff Report](#) (2) [Public Hearing](#) (3) [Adopt Resolution](#)

D. OTHER BUSINESS:

1. Discussion of Chairman for the Trails Commission to be filled by a member of the Planning Commission.
2. Discussion of a Possible Joint Planning Commission/Board of Supervisors meeting to discuss recommendations from the Affordable Housing Task Force.

E. CORRESPONDENCE:

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS:

G. PLANNING COMMISSIONER'S COMMENTS:

H. ADJOURNMENT:

Next meeting Wednesday, May 17, 2006 at 6 p.m. in the Supervisor's Chambers, 915 8th Street, Marysville.