



*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, August 16, 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 July 19, 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. **A REQUEST BY PLANNING STAFF FOR AN INTERPRETATION OF YUBA COUNTY ORDINANCE CODE SECTION 12.20.040 “USES PERMITTED WITH A CONDITIONAL USE PERMIT” (ACTION ITEM – NOT A PUBLIC HEARING):**

To interpret the code section to allow the following: Parcels zoned “Exclusive Agricultural” shall include as a Conditional Use the exploration and production of natural gas wells and to adopt the attached findings. (1) Staff Report (2) Adopt Resolution

2. **Tentative Subdivision Tract Map TSTM 2005-0030 (Beale Estates):** The project consists of a Tentative Subdivision Map for a residential subdivision on an approximately 14.7-acre parcel. The proposed residential subdivision consists of 59 lots for single-family residences. The residential lot sizes would range from a minimum of 6,611 square feet to a maximum of 14,825 square feet. The density of the proposed subdivision is approximately 3.99 dwelling units per acre, which is consistent with the R-4 sub-zone (4 du/acre) within the East Linda Specific Plan. The project site is located in the East Linda Specific Plan, northwest of the intersection of Hammonton-Smartville Road and Griffith Avenue, on Assessor Parcel Number 018-210-065. The project does not require any additional entitlements, as it is consistent with the Yuba County General Plan and the Zoning Code. ). (1) Staff Report (2) Public Hearing (3) Adopt Resolution **CONTINUED FROM JULY 19, 2006.**

3. **Tentative Subdivision Tract Map TSTM2006-0005, Specific Plan Amendment SPA2006-0002 and Change of Zone CZ2006-0002 (Dunmore Homes):** The project is a Specific Plan Amendment and Change of Zone to rezone a 9.87-acre property from R-3 to R-5 in the East Linda Specific Plan and subdivide it into 47 single family lots ranging in size from 6,400 to 11,500 square feet. This property was originally set aside for a future Highway 70 bypass, but the bypass will no longer be constructed and the applicant has requested entitlements. The project is located east of Sunhaven Street, south of Linda Venue, west of Griffith Avenue and north of Erle Road (APN: Portion of 019-230-093). This project is Phase 8 of the Orchard subdivision. (1) Staff Report (2) Public Hearing (3) Adopt Resolution

4. **Tentative Subdivision Tract Map TSTM2005-0034 (Miller):** A request by Gary Miller to subdivide 15.93 acres (Lot 10 of "The Ridge" Tract No. 2000-586) into 2 lots containing 7.62 and 8.31 acres each in the ARR-5 (Agricultural/Rural Residential - 5-acre minimum) zone. The subject property is located at the northeast corner of Stern Lane and Stewart Court in the Ridge Subdivision in the community of

Browns Valley. This project is being processed as a Tract Map because the applicant had an ownership interest in the original subdivision known as "The Ridge", of which this parcel was created. (TSTM2000-0586) (1) Staff Report (2) Public Hearing (3) Adopt Resolution

D. OTHER BUSINESS:

E. CORRESPONDENCE:

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS:

1. Discuss scheduling of special meeting for Certification of the EIR for Yuba Highlands. (Tentatively scheduled for October 25, 2006)

G. PLANNING COMMISSIONER'S COMMENTS:

H. ADJOURNMENT:

Next meeting Wednesday, September 20, 2006 at 6 p.m. in the Supervisor's Chambers, 915 8th Street, Marysville.