



County of Yuba
Community Development

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AGENDA
YUBA COUNTY PLANNING COMMISSION
MEETING

Wednesday, January 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. ELECTION OF OFFICERS:
A. Chairman
B. Vice-Chairman
4. PUBLIC COMMUNICATIONS:
Any person wishing to address the Commission may do so at this time except for matters scheduled as a public hearing.
5. APPROVAL OF MINUTES:
Minutes from the September 21, 2005 and December 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. **FINAL ENVIRONMENTAL IMPACT REPORT FOR THE SR20/KIBBE ROAD INTERSECTION IMPROVEMENTS AND PRIVATE HAUL ROAD PROJECT (ACTION ITEM – NOT A PUBLIC HEARING): CONTINUED FROM NOVEMBER 14, 2005**

Continuance of the 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

2. **Tentative Subdivision Tract Map 2005-0027 and Planned Unit Development 2005-0001 (Country Club Townhomes):** The project consists of a request for a 42-unit affordable housing condominium project and one common space on 1.73 acres. Each unit will be located on an individual lot. Parking spaces of 77 will be provided. A Planned Unit Development has been submitted to allow for greater density, reduced parking requirements and reduced setback requirements. The project is located adjacent to Woodland Drive, south of North Beale Road in eastern Linda. (APN: 021-161-026) (1) Staff Report (2) Public Hearing (3) Adopt Resolution

3. **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 UNTIL FEBRUARY 15, 2006.

D. OTHER BUSINESS:

E. CORRESPONDENCE:

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS:

G. PLANNING COMMISSIONER'S COMMENTS:

H. ADJOURNMENT:

Next meeting Wednesday, February 15, 2006 in the Supervisor's Chambers, 915 8th Street, Marysville.