



County of Yuba
Community Development

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AGENDA
YUBA COUNTY PLANNING COMMISSION
MEETING

Wednesday, July 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:
From the May 17, 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. **CUP2005-0008 (Cingular / Yu):** The project consists of a request for a Conditional Use Permit to install an 80-foot self-supporting wireless communication monopole consisting of six wireless panel antennas with two TMA units per antenna, as well as a setup for future antennas. The proposed project site is 7544 Jack Slough Road, Yuba County, CA 95901 (APN 018-080-040). The subject parcel is designated Valley Agriculture by the County of Yuba General Plan and is located within an AE-40 / EXCLUSIVE AGRICULTURE ZONE 40-ACRE MINIMUM zoning district. The project would include associated ground equipment and storage facilities on the ground next to the monopole. The entire leased area for the monopole and ground equipment comprises a total of 900 square feet, and is accessed through a 15-foot wide easement extending approximately 130 feet west of Jack Slough Road. (1) [Staff Report](#) (2) [Public Hearing](#) (3) [Adopt Resolution](#) **ITEM CONTINUED FROM JUNE 21, 2006.**

2. **GPA2005-0008/CZ2005-0007 (Jinks):** The project includes four properties, totaling 2.56 acres, which are currently designated as Industrial by the General Plan and zoned Industrial (M-1). All of the parcels are vacant. The proposed project is for a general plan amendment from Industrial to Community Commercial and a rezone from Industrial (M-1) to Commercial (C). This project also involves a separate application of a land merger to merge these four properties into one parcel. The proposed use of the land, with a completed merger and approval of a general plan amendment and rezoning, is for a commercial center featuring three buildings totaling 32,800 square feet. The project site is accessed by automobile from Highway 70 by exiting onto Erle Road north of the site and Olivehurst Avenue south of the site. The proposed project includes provisions for a curbside bus stop on Chestnut Road between the west driveway entrance and Fir Road. (1) [Staff Report](#) (2) [Public Hearing](#) (3) [Adopt Resolution](#)

3. **Specific Plan Amendment SPA 2005-0004 (Westmark Partners LP):** A request to change the designation of Assessor's Parcel Number 014-320-002, which is approximately nine acres in size, from Medium Density Residential to Community Commercial. The project is located at 3459 Arboga Road, Olivehurst, in southern Yuba County. It is located on the southeastern corner of the intersection of Arboga Road and Plumas-Arboga Road. The project site is within the Plumas Lake Specific Plan area. (1) [Staff Report](#) (2) [Public Hearing](#) (3) [Adopt Resolution](#)

4. **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](#)

5. [Specific Plan Amendment No. 2006-0003 and Change of Zone No. CA 2006-0003 \(Woodside Homes\)](#): The project consists of a request to rezone a 78.5-acre property from R-3 to R-4 in the East Linda Specific Plan. The request is being made so that some of the approved single story homes can meet the Specific Plan's setback requirements on a few of the lots in the approved Montrose at Edgewater subdivision. This change of zone/specific plan amendment will not cause additional lots to occur at the project site. The project is located at the northwest corner of Griffith Avenue and Erle Road (APNs: 019-230-011 and 019-230-012). (1) [Staff Report](#) (2) [Public Hearing](#) (3) [Adopt Resolution](#)

D. [OTHER BUSINESS:](#)

E. [CORRESPONDENCE:](#)

F. [COMMUNITY DEVELOPMENT DIRECTOR COMMENTS:](#)

G. [PLANNING COMMISSIONER'S COMMENTS:](#)

H. [ADJOURNMENT:](#)

Next meeting Wednesday, August 16, 2006 at 6 p.m. in the Supervisor's Chambers, 915 8th Street, Marysville.