



County of Yuba

Community Development & Services Agency

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AGENDA YUBA COUNTY PLANNING COMMISSION MEETING

Wednesday, November 15, 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 October 18, 2006 meeting, and the minutes from the Yuba Highlands Joint Workshop on October 25, 2006.
- B. SPECIAL PRESENTATION:
Beale Joint Land Use Study overview presented by the Office of Planning and Research (OPR).
- C. 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.

D. PUBLIC HEARINGS AND ACTION ITEMS:

1. **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. (1) Staff Report (2) Public Hearing (3) Adopt Resolution **(ITEM CONTINUED FROM OCTOBER 18, 2006 MEETING.)**

2. **Tentative Subdivision Tract Map TSTM 2005-0023 (Alpha Group):** The project is a Tentative Subdivision Tract Map to create 19 single family lots ranging from 6,110sf to 12,620sf on 4.0 acres of flat land. The project site is currently four parcels with three dilapidated buildings. A road with cul-de-sac is proposed from Chestnut Road to access 18 of the lots, 19th lot would have access from Second Avenue. Applicant proposes surface drainage along new street to underground system, discharging to ditch on northern boundary of proposed subdivision. The project is located east of Chestnut Road and north of Second Avenue in Olivehurst on APNs: 013-431-002, -021, -023 & -024. (1) Staff Report (2) Public Hearing (3) Adopt Resolution

E. OTHER BUSINESS:

F. CORRESPONDENCE:

G. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS:

H. PLANNING COMMISSIONER'S COMMENTS:

I. ADJOURNMENT:

Next meeting Wednesday, November 29, 2006 at 6 p.m. in the Supervisor's Chambers, 915 8th Street, Marysville for the Yuba Highlands Project.