



County of Yuba

Community Development & Services Agency

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Planning Department

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AGENDA
YUBA COUNTY PLANNING COMMISSION
MEETING
Wednesday, December 19, 2007
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 17, 2007 meeting.
- B. ACTION ITEMS:
- (1) **Surface Mining Permit Modification (File # SMP2004-0001): Certification of the Final Subsequent Environmental Impact Report (FSEIR) with Mitigation Monitoring Plan and Statement of Overriding Considerations and consideration of the revised Surface Mining Permit (SMP2000-0003) Modification and PG&E Infrastructure Improvements Project (Project) for the Teichert Marysville Facility:** A request to expand the Teichert Marysville Facility's existing sand and gravel operation from one (1) million tons per year (MTY) to three (3) million tons per year (MTY). The proposed project includes alterations to the previously approved Surface Mining Permit (SMP2000-0003). The proposed alterations include: production capacity increase (1 MTY to 3 MTY); alteration of phasing; mining equipment options; flexible locations for test plots; overburden stockpiling and temporary berms; and revisions to current waste discharge requirements (WDRs). The project site boundary and designated mining area would not change. However, the equipment required to excavate to the full

permitted depth of 200 feet would necessitate a PG&E update to the electrical facilities serving the project site.

This item was continued from October 17, 2007 meeting. After receiving public testimony, the Planning Commission closed the public hearing.

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:

- (1) **Conditional Use Permit CUP2007-0006 (Bullards Bar):** A request to allow the mining and crushing of approximately 623,000 cubic yards of rock contained within the proposed project site to produce road base and rip rap on Assessor's Parcel Numbers 064-260-016 and 064-260-017 (12.6± acres). The parcel is zoned "A-RR" (Agricultural/Rural Residential) and designated in the General Plan as "Foothill Agriculture." The "A/RR" Zoning District allows surface mining with the issuance of a Conditional Use Permit. The Applicant is the Bullards Bar Project, a California Partnership. The subject property is located at 12155 Marysville Road, Dobbins, CA 95935; approximately ¾ of a mile south of Bullards Bar Dam on Marysville Road, in the unincorporated area of Yuba County.
- (2) **Ordinance Amendment OA2007-0006:** A request to amend the current County Sign Ordinance pertaining to commercial businesses and complexes.
- (3) **Planned Unit Development PUD 2006-0001 and Tentative Subdivision Tract Map TSTM2006-0010 (Stoney Brook Development):** The project proposes to subdivide a 102.4 acre parcel into 30 single family residential lots ranging in size from 1.2 to 2.5 acres on 55.7-acres, and provide 46.7-acres of open space. The site is located at 6106 Marysville Road in the community of Browns Valley. Access would be from Marysville Road. The site is identified as Assessor's Parcel Number 005-620-003. The requested Planned United Development proposes clustered development in three phases with an open space area held in common, for each phase. The PUD proposes an increase in density and reduced lot sizes. The property is designated on the Loma Rica/Browns Valley Community Plan as Agriculture/Rural Residential and is zoned "A/RR-5" Agricultural/Rural Residential (five acre minimum lot size.)

E. OTHER BUSINESS:

F. CORRESPONDENCE:

G. PLANNING DIRECTOR COMMENTS:

H. PLANNING COMMISSIONER'S COMMENTS:

I. ADJOURNMENT:

Next meeting Wednesday, January 15, 2008 at 6 p.m. in the Supervisor's Chambers, 915
8th Street, Marysville.