



# *County of Yuba*

## Community Development & Services Agency

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915 8<sup>th</sup> Street, Suite 123, Marysville, CA 95901

### **Planning Department**

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### **AGENDA YUBA COUNTY PLANNING COMMISSION MEETING**

**Wednesday, September 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 August 15, 2007 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) **Conditional Use Permit CUP 2006-0007 (Marysville Congregation of Jehovah's Witnesses):** A request to allow a 4,576 square-foot (sf) church facility, expansion of the existing non-conforming church to 3,700 sf and a care takers unit on property located on a 3.07 acre site at 2422 Hammonton-Smartville-Road, community of East Linda. The expansion will be used as church assembly, care takers residence, and will include parking, landscaping, and drainage improvements. The site is in the current 70-75 decibel noise contour of Beale Air Force Base. The site is non-conforming in that the East Linda Specific Plan does not allow for churches in the Commercial Center (CC) sub-zone or expansion of public assembly uses in the 70-75 decibel contour without approval of a use permit and a 4/5 Board of Supervisors vote. The site is identified as Assessor's Parcel Number 019-270-042. The East Linda Specific Plan designates the land use as Commercial Center and the zoning as "SP CC" Commercial Center.
- (2) **Tentative Subdivision Tract Map TSTM 2006-0023 (Franks):** A request to create 31 residential lots on a 10.8 acre site located on the south side of Plumas Arboga Road approximately 900 feet east of the intersection of Plumas Arboga Road and Arboga Road. The property is addressed as 1658 and 1704 Plumas Arboga Road. The lots will range in size from 0.15 to 1.46 acres. The site is identified as Assessor's Parcel Numbers 014-320-003 and 014-320-004. The property is designated and zoned as Medium Density Residential (4 DU'S/ac) on the Plumas Lake Specific Plan.
- (3) **Tentative Subdivision Tract Map TSTM 2006-0008 (Belza):** A request to create nine residential lots on a 68.7 acre site located approximately 450 feet northwest of the intersection of Forest Oak Court and Stern Lane (Lots 17, 18, 19 & 32 of "The Ridge" Subdivision). The lots will range in size from 7.01 to 10.44 acres. The site is identified as Assessor's Parcel Numbers 005-710-001, 012, 013, and 014. The property is designated Agricultural/Rural Residential on the Loma Rica/Browns Valley Community Plan and is zoned A/RR-5 Agricultural/Rural Residential (five acre minimum lot size).

D. OTHER BUSINESS:

E. CORRESPONDENCE:

F. PLANNING DIRECTOR COMMENTS:

G. PLANNING COMMISSIONER'S COMMENTS:

H. ADJOURNMENT:

Next meeting Wednesday, October 17, 2007 at 6 p.m. in the Supervisor's Chambers, 915 8th Street, Marysville.