



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 17, 2008
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 November 5, 2008 Planning Commission 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) **DEVELOPMENT AGREEMENT DA2008-001A AND DEVELOPMENT AGREEMENT DA2008-001B:**

A request for two separate Development Agreements by Axel Karlshoej and Rio Del Oro Farms #2 for the purpose of extending entitlements for up to ten years in exchange for participation in the levee funding program. DA2008-001A covers the development known as Danna 70 and DA2008-001B covers the development known as Rio Del Oro Village 16.

(1) Staff Report (2) Public Hearing (3) Adopt Resolution

2) **CHANGE OF ZONE 2008-0001 (RATLIFF); TENTATIVE PARCEL MAP TPM2008-0011; CONDITIONAL USE PERMIT CUP2008-0012; AND VARIANCE VAR2008-0005:**

is a project that would allow the creation of three parcels (two 40 acre parcels and one 13 acre parcel) and for the relocation of an existing burl processing plant (Hardwoods Unlimited) out of the floodplain from its current Jack Slough Road location. The applicant is requesting to change the existing zoning designation from the "AE-80" Exclusive Agricultural zone (80 acre minimum parcel size) and subdivide the existing parcel into three new parcels with a changed zoning designation of "AE-40" Exclusive Agricultural (40 acre minimum parcel size) for two parcels and "AE-10" Exclusive Agricultural (10 acre minimum parcel size) for one parcel on a parcel consisting of 93.26 acres located on the north side of Woodruff Lane (APN: 006-060-033) 0.4 miles east of the Woodruff and Matthews Lane intersection. The entire property is currently engaged in agricultural production. (1) Staff Report (2) Public Hearing (3) Adopt Resolution

D) OTHER BUSINESS: None.

E) CORRESPONDENCE: None.

F) PLANNING DIRECTOR COMMENTS: None.

G) PLANNING COMMISSIONER'S COMMENTS: None.

H) ADJOURNMENT:

Next meeting Wednesday, January 21, 2008 at 6 p.m. in the Supervisor's Chambers, 915 8th Street, Marysville.