



County of Yuba

Community Development & Services Agency

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MINUTES OF THE YUBA COUNTY PLANNING COMMISSION SPECIAL MEETING

Friday, January 9, 2009

5:00 p.m. Supervisor's Chambers

915 8th Street

Marysville, California

Planning Commissioners Present: Commissioners Cozine, Durham and Zimmerman

Planning Commissioners Absent: Commissioners Messick and Flanagan

Staff Present: Wendy Hartman, Planning Director; Pat Garamone, County Counsel; Tony Gon, Planning Commission Secretary.

APPROVAL OF MINUTES:

Commissioner Cozine made the motion, which was seconded by Commissioner Durham to approve the minutes from the December 17, 2008 Planning Commission meeting.

Motion passed with the following vote:

Ayes: Commissioners Cozine, Durham and Zimmerman

Noes:

Abstain:

ACTION ITEMS:

- 1) **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.

Planning Commission Discussion:

- None

Motion:

Commissioner Cozine made a motion, which was seconded by Commissioner Durham to:

Adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approving Conditional Use Permit CUP2008-0012 and Variance VAR2008-0005, and recommending approval of revised Change of Zone CZ2008-0001 and Tentative Parcel Map TPM2008-0011 subject to the attached conditions of approval.

The motion passed with the following vote:

Ayes: Commissioners Cozine, Durham and Zimmerman

Noes:

Abstain:

OTHER BUSINESS: None

CORRESPONDENCE: None

PLANNING DIRECTOR COMMENTS: Wendy Hartman stated that staff was unsure if there would be a meeting on the 21st of January due to the Board of Supervisors having to appoint Commissioners to the vacant seats of districts 2, 3 and 4. Until those positions are filled the Commission does not have a quorum and therefore the next Planning Commission meeting is to be determined.

PLANNING COMMISSIONER COMMENTS: Commissioners Zimmerman and Durham wished Commissioner Cozine the best of luck and stated it was a pleasure working with her. For the record they want her back.

ADJOURNMENT: There being no further business, the meeting was adjourned to the next meeting.



Wendy W. Hartman
Planning Director