



County of Yuba

Community Development & Services Agency

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**MINUTES OF THE YUBA COUNTY
PLANNING COMMISSION
Wednesday, January 19, 2011
6:00 p.m. Supervisor's Chambers
915 8th Street
Marysville, California**

Planning Commissioners Present: Commissioner Barker, Lindman, Messick, Rippey and Rodda.

Planning Commissioners Absent: None

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

APPROVAL OF MINUTES:

Commissioner Barker made the motion, which was seconded by Commissioner Rodda to approved the minutes from the December 15, 2010 Planning Commission meeting.

Motion passed with the following vote:

Ayes: Commissioners Barker, Messick, Rippey and Rodda

Noes:

Abstain: Commissioner Lindman

ELECTION OF OFFICERS

Opened the Election for Chairman of the Planning Commission. Commissioner Barker nominated Commissioner Messick for the office of Chairman. There being no further nominations, the nominations were declared closed.

A motion was made by Commissioner Barker that a unanimous ballot be cast for Commissioner Messick as Chairman of the Planning Commission for 2011.

The motion for a unanimous ballot was seconded by Commissioner Rodda.

Commissioner Messick was elected Chairman of the Planning Commission for 2011.

Opened the Election for Vice-Chairman of the Planning Commission. Commissioner Messick nominated Commissioner Riphey for the office of Vice-Chairman. There being no further nominations, the nominations were declared closed.

A motion was made by Commissioner Messick that a unanimous ballot be cast for Commissioner Riphey as Vice-Chairman of the Planning Commission for 2011.

The motion for a unanimous ballot was seconded by Commissioner Rodda.

With the Election of Officers for the year 2011 being concluded the reorganization portion of the meeting was adjourned and the gavel was turned over to Chairman Messick.

Commissioner Riphey was elected Vice-Chairman of the Planning Commission for 2011.

Chairman Messick opened the Election for Chair of the Trails Committee. Commissioner Barker nominated Commissioner Lindman for the office of Chair of the Trails Committee. There being no further nominations, the nominations were declared closed.

A motion was made by Commissioner Messick that a unanimous ballot be cast for Commissioner Lindman as Chair of the Trails Committee for 2011.

The motion for a unanimous ballot was seconded by Commissioner Riphey.

Commissioner Lindman was elected Chair of the Trails Committee for 2011.

ACTION ITEMS:

- 1) **CONDITIONAL USE PERMIT (CUP) 2010-0009 WILLIAMS:** The project is a conditional use permit to allow a Recreational Vehicle storage facility and future mini storage in the Exclusive Agriculture 10 acre minimum zone. The project site is located at 7247 Camp Far West Road, Wheatland, within unincorporated Yuba County and is identified as Assessor's Parcel Number 015-160-085. (1) Staff Report (2) Public Hearing (3) Adopt Resolution

Staff Report: Kelly McNally, Assistant Planner, presented the staff report.

Planning Commission Discussion:

- Are there specifics within the proposed plan regarding stream bed alteration?
- The bridge proposed, is not proposed in phase one, will the bridge cross the stream in a later phase?
- Questions regarding hours of operation and not being open late with people leaving the lake late how will they gain access?
- Can we strike the hours of operation from the project description to allow for the owner to determine hours of operation?
- If the project is not required to put the office in initially who will be on site and how will the facility be managed? What security is there in place?

Public Hearing: Comments were received from:

- Jeff Spence, Project Engineer
- Pete Williams, Applicant

Public Comments:

- Concerns regarding item #30, specifically where it says construction of additional phases shall not begin until phase one, including the office, is complete. The office and residence was not going to be in the initial part of the project.
- Site would be built depending on demand. One structure initially but as demand grows, more structures would be built working toward the office and residence.

Motion:

Commissioner Barker made a motion, which was seconded by Commissioner Messick to adopt the proposed mitigated negative declaration and mitigation monitoring plan, including attachments 4 and 5, pursuant to California Environmental Quality Act (CEQA) and approve Conditional Use Permit CUP2010-0009 subject to making the necessary findings and the conditions of approval contained herein attachment 3, also noting that the hours of operation as seen fit by the owner and changing condition #30 language “construction of additional phases shall not begin until phase one, including the office, is complete” striking “including the office” from the condition and adding condition #30a to read “the office and/or management unit may be deferred to a later phase upon approval from the Sheriff’s Department.”

The motion was passed with the following vote:

Ayes: Commissioner Barker, Lindman, Messick, Rippey and Rodda.

Noes:

Abstain:

- 2) **CONDITIONAL USE PERMIT (CUP) 2010-0011 RMWA:** The project is a request by the Regional Waste Management Authority to construct a Regional Household Waste facility and hazardous waste collection facility on a 0.94 acre portion of Assessor’s Parcel Number 013-410-105, a 271 acre parcel owned by the County of Yuba. The property is addressed as 5245 Feather River Blvd., within the community of Olivehurst. (1) Staff Report (2) Public Hearing (3) Adopt Resolution

Staff Report: Kelly McNally, Assistant Planner, presented the staff report.

Planning Commission Discussion:

- What type of fencing or screening will be used on site?

Public Hearing:

Public Comments: None

Motion:

Commissioner Riphey made a motion, which was seconded by Commissioner Barker to adopt the resolution adopting the mitigated negative declaration and mitigation monitoring plan pursuant to California Environmental Quality Act (CEQA) and approve Conditional Use Permit CUP2010-0011 subject to making the necessary findings and the conditions of approval.

The motion was passed with the following vote:

Ayes: Commissioner Barker, Lindman, Messick, Rippey and Rodda.

Noes:

Abstain:

OTHER BUSINESS: Wendy Hartman, Planning Director, let the Commissioners know there would be a public hearing before the Board of Supervisors on February 9, 2011 and if there were any additional comments the Commission would like to submit the staff would make sure those comments are included.

PUBLIC COMMUNICATIONS:

Public Hearing: Comments were received from:

- Nick Spalding

Public Comments:

Comments submitted included issues with the aesthetics and regulatory settings. Specifically, that section has thirty policy points that refer to visual resources that will come with the adoption of the General Plan. This requires speculative and subjective awareness of the visual impact or the aesthetic impacts that something will have.

CORRESPONDENCE: None

PLANNING DIRECTOR COMMENTS: None

PLANNING COMMISSIONER COMMENTS:

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


Wendy W. Hartman
Planning Director