SUTTER COUNTY PLANNING COMMISSION
AGENDA

REGULAR MEETING
MAY 19, 2004 - 7:00 P.M.
SUPERVISORS' CHAMBERS - HALL OF RECORDS BUILDING
466 SECOND STREET, YUBA CITY

COMMISSIONERS:

BRUCE CAPAUL, CHAIRPERSON - DISTRICT 1
MAYNARD DUNN - DISTRICT 2
JIM BARRINGER - DISTRICT 3
RON SOUTHARD - DISTRICT 4

MAYNARD DUNN - DISTRICT 2
JANA SHANNON - DISTRICT 5
J. R. GRIFFIN - CITY OF LIVE OAK
JIM BARRINGER - DISTRICT 3
JOHN DUKES - CITY OF YUBA CITY

RON SOUTHARD - DISTRICT 4

NOTICE: When the Chairperson opens public comment on agenda items, individuals wishing to speak to the Commission should step to the microphone and identify themselves by name and address prior to offering comments.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes
   Approval of minutes of the meeting of April 21, 2004.

Consent Calendar
Items recommended for the Consent Calendar are considered by staff to be routine in nature, and staff recommends that they be enacted by a single motion under this agenda item. There will be no separate discussion of these items unless a member of the audience, the applicant or a member of the Planning Commission asks that it be removed from the Consent Calendar. Anyone not fully aware of the project or dissatisfied with the recommended action on the Consent Calendar should advise the Commission or staff before the Commission begins its proceedings. Items removed from the Consent Calendar will be discussed in the same order as listed, following the approval of the balance of the Consent Calendar.
Action on Consent Calendar: Open the public hearing, receive any testimony, close the hearing and move to take action as recommended in the staff report.

5. **Determination that the proposed abandonment** of a mid-block alley in the community of East Nicolaus is consistent with the Sutter County General Plan; located between the streets of Sutter, Yuba, Willow and Palm, East Nicolaus; requested by the Sutter County Public Works Department

**Public Hearings**

6. **Use Permit #03-17** to allow an agricultural caretaker temporary residence; AG (General Agricultural) District; located at 4321 Franklin Road, Yuba City; A. P. #13-280-062; applicant/property owner - Kulwinder Randhawa

7. **Tentative Parcel Map #03-19** to divide three 20-acre parcels and an 87.8-acre parcel from an existing 147.82-acre parcel; AG (General Agricultural) District; located on the south side of Pass Road, west of Acacia Avenue, Sutter; A. P. #13-200-093; applicant/property owner - LeBaron Family Trust

8. **Project #04-007 and Subdivision Map #03-01** - General Plan amendment to amend the General Plan Land Use Diagram changing the designation of the subject property from AG-20 and AG-80 (Agriculture, 20-acre and 80-acre minimum) to AP (Agricultural Preserve), rezoning to change the zoning classification from AG (General Agricultural) District to AP (Agricultural Preserve) District and APR (Agricultural Preserve Residential) District, and subdivision of the property into six, 2-acre Agricultural Preserve Residential District parcels and one approximately 109-acre Agricultural Preserve Residential District parcel located on the north side of South Butte Road, approximately 100 feet west of the intersection of South Butte Road and Wyncoop Road; A. P. #13-200-063; applicant/property owner - Richard Wilson

9. **Rezoning #03-14 and Subdivision Map #03-03** - rezoning to change the zoning classification of the subject property from AG (General Agricultural) District to AG PD (General Agricultural, Combining Planned Development) District, and the subdivision of approximately 62 acres into six 2-acre parcels and one 50-acre parcel; located on the west side of Garden Highway between Messick and OBanion Roads; A. P. #23-252-010, -013, -015, -017, -019, -022 & -024; applicant/property owner - Sierra Gold Nurseries, Inc

10. **Comments from the Public**

Any member of the audience wishing to address the Commission regarding topics not on the agenda may do so at this time; however, no action may be taken on items not
appearing on the agenda unless provided for in State law

11. Miscellaneous Business from the Commission/Staff

A Possible cancellation of the first meeting in June (June 2, 2004)
B Possible cancellation of the second meeting in June (June 16, 2004)
C Discussion on study session setup and topics (i.e. time, format)
D Other business and reports

12. Report on the Actions of the Board of Supervisors

13. Adjournment

GENERAL INFORMATION FOR THE PUBLIC

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the Board of Supervisors, 1160 Civic Center Boulevard, Yuba City, CA 95993 within 10 days of such action. If no appeal is filed within the time limit, the Commission action becomes final on Use Permits, Variances, Tentative Maps, Planned Development Amendments and denials of General Plan Amendments. More information about the appeal process may be obtained from the Community Services Department.

Denials of zoning changes have a slightly different appeal period and they also become final if not appealed within the appropriate time limits. (Contact the Community Services Department for the specific details of the appeal period on zoning change denials.)

Approval of zoning changes and of General Plan Amendments will automatically be heard by the Board of Supervisors; these hearings will be advertised and noticed in the same manner as the Commission hearings unless additional notice is deemed necessary.

The Community Services Department is located at 1130 Civic Center Boulevard, Yuba City, and may be reached at (530) 822-7400, fax (530) 822-7109.

The Board of Supervisors Chambers is accessible to the physically disabled.

Requests for assistive listening devices or other accommodations, such as interpretive services, should be made through the Planning Division of the Community Services Department at (530) 822-7400. Requests should be made at least 72 hours prior to the meeting. Later requests will be accommodated to the extent feasible

Non-Discrimination Statement
Sutter County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.