SUTTER COUNTY PLANNING COMMISSION
AGENDA

REGULAR MEETING

AUGUST 18, 2004 - 7:00 P.M.

SUPERVISORS' CHAMBERS - HALL OF RECORDS BUILDING
466 SECOND STREET, YUBA CITY

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

JANA SHANNON - DISTRICT 5
J. R. GRIFFIN - CITY OF LIVE OAK
JOHN DUKES - CITY OF YUBA CITY

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 July 21, 2004

Public Hearings

5. Project #04-008* - request for a tentative subdivision map to divide an existing 73.12 acre parcel into three 22.4-acre parcels and three 2-acre homesite parcels; AG (General Agricultural) District; located on the west side of Onstott Frontage Road, approximately 750 feet north of Eager Road, Yuba City; A. P. #10-220-044; applicant / property owner - Lal Chima

6. Project #04-017* - request for a use permit to allow an agricultural truck repair business and the parking of agricultural trucks and trailers; AG (General Agricultural) District; located on the east side of State Highway 113, approximately 500 south of Leiser Road, near the southerly County boundary with Yolo County; A.
7. Project #04-025 * - General Plan Amendment for several technical amendments to the Sutter County Housing element 2015 for the period 2002 to 2007; located Countywide; County of Sutter

8. Project #04-011 * - request for tentative parcel map to divide 26.99 acres into two parcels, a 2.0-acre homesite and a 25.0-acre agricultural remainder; AG (General Agricultural) District; located on the west side of Madden Avenue, near the intersection of Sanders Road and Madden Avenue, Yuba City; A. P. #10-161-016; applicant / property owner - Runjit Davit

9. Project #04-022 * - planned development amendment to allow an additional monument sign; C-2 PD (General Commercial, Combining Planned Development) District; located at 410 Hunn Road, Yuba City; A. P. #26-290-038; applicant / property owner - Robert Heape

10. Project #04-016 * - request for a tentative parcel map to divide an approximate 66.75 acre parcel into a 38.8 acre parcel and a 28.2 acre parcel; AG (General Agricultural) District and AG-FP (General Agricultural, Special Flood Plain Combining) District; located at 3866 Garden Highway, Nicolas; A. P. #33-020-001; applicant - Roland Haymore / property owner - Haymore Family Revocable Trust

11. Project #04-013 * - request for a use permit to co-locate a wireless communications facility onto an existing 70-foot tall PG&E power pole and extend the height of the existing power pole by 12 feet; AG (General Agricultural) District; located at 1625 Tierra Buena Road, between Tierra Buena Road and Redding Avenue; A. P. #17-113-007; applicant - Cingular Wireless / property owner - Eagle Moulding Company

12. Project #04-012 * - request for a use permit to allow an existing private horse stable on an 18.85 acre parcel to change operation to a commercial boarding facility for up to 50 horses and up to 10 events per year; AG (General Agricultural) District; located at 2760 Encinal Road, Live Oak; A. P. #10-153-001; applicant - Mike Dean / property owners - Gavril & Bette Spaich

13. 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
14. Miscellaneous Business from the Commission / Staff

A Possible cancellation of the first meeting in September (September 1, 2004)
B Other business and reports

15. Report on the Actions of the Board of Supervisors

16. 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.