



# *County of Yuba*

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## Community Development & Services Agency

915 8<sup>th</sup> Street, Suite 123, Marysville, CA 95901

### Planning Department

Phone: (530) 749-5470

Fax: (530) 749-5434

Web: <http://www.co.yuba.ca.us>

### AGENDA YUBA COUNTY PLANNING COMMISSION MEETING

Wednesday, August 21, 2019  
6:00 p.m. Supervisor's Chambers  
915 8th Street

#### PLANNING COMMISSION MEETING

- 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 already on today's agenda. The total amount of time allotted for receiving such public communication shall be limited to a total of 15 minutes and each individual or group will be limited to no more than 3 minutes. No Commission action can be taken on comments made under this heading.
4. APPROVAL OF MINUTES:
- Minutes from June 19, 2019
- B) PROCEDURE FOR PUBLIC HEARING and/or ACTION ITEMS:  
After the staff report for each agenized item, members of the public shall be allowed to address the Board and the Commission regarding the item being considered ANY PERSON WISHING TO TESTIFY SHOULD FIRST STATE THEIR NAME AND ADDRESS. All comments or testimony should be addressed to the Board Chair, and should be limited to no more than 3 minutes.

If you challenge in court the action or decision of the Yuba County Board of Supervisors or 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 Board of Supervisors and Planning Commission at, or prior to, such public hearing.

C) PUBLIC HEARING:

- 1) **Variance (VAR) 2009-0001 (LGI Homes, Inc)**: LGI Homes, Inc is requesting approval of a reduction of the rear yard setback for residential structures from 20 feet to 15' for 29 parcels located in the TSTM2003-0016 (The Orchards) subdivision located north of Erle Road in the community of Linda. (1) Receive Staff Report and Presentation (2) Public Hearing (3) Close Public Hearing (4) Planning Commission Action
- 2) **Development Agreement (DA) 2009-0002 (Ethan Conrad)**: A request by Ethan Conrad to enter into a Development Agreement with the County of Yuba for the purpose of extending entitlements for up to 20 years from the original tentative map approval of TSTM2003-0037 (Thoroughbred Acres) in exchange for previous participation in the levee funding program. (1) Receive Staff Report and Presentation (2) Public Hearing (3) Close Public Hearing (4) Planning Commission Action

D) OTHER BUSINESS:

E) CORRESPONDENCE:

F) PLANNING DIRECTOR COMMENTS:

G) PLANNING COMMISSIONER'S COMMENTS:

H) ADJOURNMENT:

Next meeting, **September 18, 2019** at 6:00 p.m. in the Supervisor's Chambers, 915 8th Street, Marysville.

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications or accommodations to participate in this meeting, please contact the Community Development and Services Agency at (530) 749-5430 or (530) 749-5434 (fax) and ask for the Planning Commission Hearing Secretary. Requests must be made two full business days before the start of the meeting.