AGENDA

WEDNESDAY, NOVEMBER 28, 2018

REGULAR MEETING
PLANNING COMMISSION
CITY OF YUBA CITY

6:00 P.M.: COUNCIL CHAMBERS

<table>
<thead>
<tr>
<th>CHAIRPERSON</th>
<th>Daria Ali</th>
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<tr>
<td>VICE CHAIRPERSON</td>
<td>Dale Eyeler</td>
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<td>COMMISSIONER</td>
<td>Jana Shannon</td>
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<td>John Sanbrook</td>
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<td>Michele Blake</td>
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<td>John Shaffer</td>
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<td>COMMISSIONER</td>
<td>Jackie Sillman (Sutter Co. Rep)</td>
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1201 Civic Center Blvd
Yuba City CA 95993

Wheelchair Accessible

If you need assistance in order to attend the City Council meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the City Council, the City is happy to assist you. Please contact City offices at 530/822-4817 at least 72 hours in advance so such aids or services can be arranged. City Hall TTY: 530-822-4732
AGENDA
PLANNING COMMISSION
CITY OF YUBA CITY
November 28, 2018
6:00 P.M. – REGULAR MEETING

Materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet, are available for public inspection at City Hall at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City’s website at www.yubacity.net, subject to staff’s availability to post the documents before the meeting.

Call to Order

Roll Call: Daria Ali (Chairperson)
Dale Eyeler (Vice Chairperson)
Jana Shannon
John Sanbrook
Michele Blake
John Shaffer
Jackie Sillman (Sutter County Representative)

Pledge of Allegiance to the Flag

Public Communication

You are welcome and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public comment on items not listed on the agenda will be heard at this time. Comments on controversial items may be limited and large groups are encouraged to select representatives to express the opinions of the group.

1. Written Requests

Members of the public submitting written requests, at least 24 hours prior to the meeting, will be normally allotted five minutes to speak.

2. Appearance of Interested Citizens

Members of the public may address the Planning Commission on items of interest that are within the City’s jurisdiction. Individuals addressing general comments are encouraged to limit their statements to three minutes.

Public Hearings

After the staff report for each agendized item, members of the public shall be allowed to address the Planning Commission regarding the item being considered. Any person wishing to testify should first state their name and address.

All interested parties are invited to attend the hearing and express their opinions on this project. If you challenge this project in court, you may be limited to raising only those issues you or
3. **Continued from the November 14, 2018 meeting: Consideration of Use Permit 17-05, Development Plan 17-03, and Environmental Assessment 17-10.**

Recycling Industries has filed a Use Permit for property located at 140 Epley Drive. More specifically, the request is to modify previously approved Use Permit 12-01 to Increase the Maximum Throughput at a Permitted Large Volume Transfer Station from 100 tons per day (TPD) to 300 TPD, to increase the site from 3 acres to 4 acres, and to expand a previously approved building.

**Recommendation:** Approve the project subject to compliance with the Conditions of Approval and Mitigation Measures as outlined in the environmental assessment.

4. **Tentative Parcel Map 18-02 to subdivide a 24-acre parcel into one 21.8-acre parcel and one 2.2-acre parcel.** The property is located at 2620 Colusa Highway, just west of the John L. Sullivan Dealership (APN: 63-010-090)

**Recommendation:** Approve the project subject to compliance with the Conditions of Approval.

**Development Services Director Reports**

**Report of Actions of the Planning Commission**

**Adjournment**

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Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of $731, must be filed with the City Clerk, 1201 Civic Center Boulevard, Yuba City, CA 95993 within 10 days of such action. If no appeal is filed within this time limit, the Planning Commission action becomes final. The exception to this is rezone requests. Please check with the Planning Division, 1201 Civic Center Boulevard, Yuba City, CA 95993 for the procedure. Mailed notices of the Council hearings will be accomplished in the same manner as the Planning Commission hearings unless additional notice is deemed necessary.