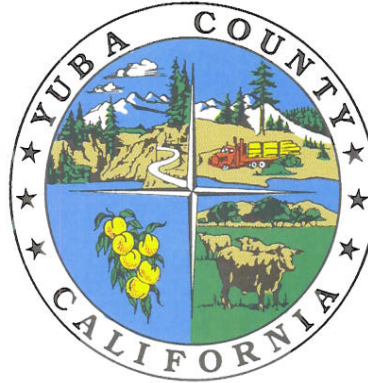


The County of Yuba

Community Development Department



938 14th Street
Suite 123
Marysville, CA 95901

AGENDA

PLANNING COMMISSION MEETING

Wednesday, September 17, 2003

6:00p.m. Supervisor's Chambers

215 5th Street

Third Floor Courthouse

Marysville, California

- 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 scheduled as a public hearing.
4. APPROVAL OF MINUTES
Minutes of August 20, 2003

B. PROCEDURE FOR PUBLIC HEARING

After the staff report, testimony may be given during the Public Hearing on each matter. ANY PERSON WISHING TO TESTIFY MUST FIRST STATE THEIR NAME AND ADDRESS. All comments or testimony should be addressed to the Chair, and should be limited to no more than 5 minutes.

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

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Community Services Commission



Housing Authority

EQUAL HOUSING
OPPORTUNITY

C. PUBLIC HEARING

1. TENTATIVE SUBDIVISION TRACT MAP TSTM 2003-12 (Lakeside/MHM). A request to subdivide 405 ± acres into 1,142 lots for single-family residential development, 12.6 acres for commercial development, 11.7 acres for a school site, and 45.4 acres for parks, drainage facilities, and open space/trails in the Medium Density Residential zone of the Plumas Lake Specific Plan. The project is designated as Medium Density Residential and Community Shopping Center within the Plumas Lake Specific Plan, and is located in the northern portion of the Specific Plan area, north of Plumas Arboga Road, south of Ella Avenue, and east of Clark Slough on County Assessor's Parcel Numbers 014-260-102 and 014-260-019. This project proposes to revise a previously approved tract map (TSTM 90-510, Wheeler Ranch). The Planning Commission will consider an exemption under Section 15182 of the California Environmental Quality Act (CEQA) for this project. (1) Staff Report; (2) Public Hearing; (3) Adopt Resolution.
CONTINUED FROM AUGUST 20, 2003

2. SPECIFIC PLAN AMENDMENT 2003-02 (Yuba County). The Plumas Lake Specific Plan Area is generally located in the southwestern portion of Yuba County bounded by McGowan Parkway on the north; the Yuba/Sutter county line on the south; State Highway 70 and the Union Pacific Railroad on the east; and Feather River Boulevard on the west. The amendment is a Yuba County initiated request to amend Appendix 1: Design Guidelines, Single Family Residential Site Design Guideline No. 6. The proposed amendment to Appendix 1: Design Guidelines, Single Family Residential Site Design Guideline No. 6. (1) Staff Report; (2) Public Hearing; (3) Recommendation to Board of Supervisors.
CONTINUED FROM AUGUST 20, 2003

3. APPEAL OF STAFF DEVELOPMENT COMMITTEE DECISION REGARDING ENVIRONMENTAL ASSESSMENT 2003-03 (Teichert). Teichert Aggregates, the project applicant, is proposing intersection improvements to the existing State Route 20 (SR 20)/Kibbe Road intersection. The purpose of the improvements is to connect the existing SR 20/Kibbe Road intersection to a recently constructed private paved road that would serve as the new haul road for Teichert's existing Hallwood mining facility to SR 20. The project site consists of approximately 10 acres located at SR 20 post mile 9.4, approximately 4 miles east of the MDB&M. The project is proposed along County Assessor Parcel numbers 006-100-078, -079, 052, 006-290-032, -047, -049, -048, -015, -008, -016, -017, -035, -024, 006-300-001 & -002. Prior to its decision, the Planning Commission will consider the adoption of a Negative Declaration under the California Environmental Quality Act (CEQA) for this project. (1) Staff Report; (2) Public Hearing; (3) Adopt Resolution.
CONTINUED FROM AUGUST 20, 2003

D. CORRESPONDENCE

E. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

F. PLANNING COMMISSIONERS COMMENTS

G. ADJOURNMENT:

Next meeting Wednesday, September 24, 2003 at 6:00p.m.in the Supervisor's Chambers,
3rd Floor, Courthouse, Marysville.