



County of Yuba  
Community Development

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

Planning Division

Phone: (530) 749-5470  
Fax: (530) 749-5434  
Web: <http://www.co.yuba.ca.us>

**AGENDA**

**PLANNING COMMISSION MEETING**

**Wednesday, March 17, 2004**

**6:00p.m. Supervisor's Chambers**

**215 5<sup>th</sup> 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 February 18, 2004

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.

## C. PUBLIC HEARING

1. **TENTATIVE SUBDIVISION TRACT MAP TSTM2003-0027 (Deubel/von Geldern)**. A request to subdivide two parcels totaling 189± acres into 31 lots ranging in size between 5± acres and 12.5± acres for residential/agricultural development in the Agricultural/Rural Residential (A/RR:5) zone. The project is located on Fargo Way north of Scott Grant Road, south of Loma Rica Road, in the community of Loma Rica, on County Assessor's Parcel Numbers 044-160-032 and -033. 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.
2. **TENTATIVE SUBDIVISION TRACT MAP TSTM2003-0022 (Ward Farms/Laughlin & Spence)**. A request to subdivide five parcels totaling 91.8± acres parcel into 382 lots ranging in size between approximately 5,500 and 11,000 sq. ft. for single-family residential development in the Single-Family Residential (R-1) zone. The project is located near the intersection of Arboga Road (east side) and Plumas Arboga Road (north side), bordered by the Western Pacific railroad tracks to the east, in the community of Olivehurst, on County Assessor's Parcel Numbers 014-260-040, -042, -057, -063, and -066. 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.
3. **TENTATIVE SUBDIVISION TRACT MAP TSTM2004-0001 (Soto/Aldora)**. A request to subdivide 22.4± acres into 44 lots for single-family residential development in the Low Density Residential designation of the Plumas Lake Specific Plan. The project is located near the intersection of Dye Road at Eagle Lane and Fairway Drive, south of Broadway Road and east of Feather River Boulevard and Clark Slough in the Plumas Lake Specific Plan on Yuba County Assessor's Parcel Number 014-380-017. The Planning Commission will consider an exemption under Section 15182 of the California Environmental Quality Act (CEQA) for the above Project. (1) Staff Report; (2) Public Report; (3) Adopt Resolution.
4. **TENTATIVE SUBDIVISION TRACT MAP TSTM 2003-0018 (Soto/Aldora)**. A request to subdivide 58 ± acres into 236 lots for single family residential development in the Medium Density Residential zone of the Plumas Lake Specific Plan. The project is located at 3090 Dye Road, southwest of Plumas Arboga Road and east of Feather River Boulevard and Clark Slough in the Plumas Lake Specific Plan on County Assessor's Parcel Numbers 014-310-018 and -019. The Planning Commission will consider an exemption under Section 15182 of the California Environmental Quality Act (CEQA) for the above Project. (1) Staff Report; (2) Public Hearing (3) Adopt Resolution.  
**CONTINUED FROM JANUARY 21, 2004**
5. **TENTATIVE SUBDIVISION TRACT MAP TSTM2003-0025 (Draper/Wood Rodgers)**. A request to subdivide 155.1± acres into 444 residential lots in the Medium Density Residential and Low Density Residential designations of the Plumas Lake Specific Plan. A park site totaling 5.1± acres is also proposed. The project is located west of Highway 70 and

the Union Pacific Railroad, south of Broadway Road, east of Dye Road, and north of Country Club Road and the Plumas Lake Golf Course on Yuba County Assessor's Parcel Number 014-350-016. The Planning Commission will consider an exemption under Section 15182 of the California Environmental Quality Act (CEQA) for the above Project. (1) Staff Report; (2) Public Hearing; (3) Adopt Resolution.

D. CORRESPONDENCE

E. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

F. PLANNING COMMISSIONERS COMMENTS

G. ADJOURNMENT:

Next meeting Wednesday, April 21, 2004 at 6:00p.m.in the Supervisor's Chambers, 915 8<sup>th</sup> Street, Marysville.