



*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, June 16, 2004**  
**6:00 p.m. Supervisor's Chambers**  
**915 8th Street**  
**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 May 19, 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 TSTM2003-0026 (Draper/Wood Rodgers)** A request to subdivide two parcels totaling 159.9± acres into 583 lots for single-family residential development in the Single-Family Residential (R-1) zone. The project is located on the west side of Arboga Road at Ella Road, south of Buttercup Lane and north of Plumas Arboga Road, in the community of Olivehurst, on County Assessor's Parcel Numbers 013-370-019 and 014-260-003. Prior to its decision, the Planning Commission will consider the adoption of a Negative Declaration under the California Environmental Quality Act (CEQA) for the project. (1) Staff Report; (2) Public Hearing; (3) Adopt Resolution.  
**CONTINUED FROM MAY 19, 2004**
  
2. **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.  
**CONTINUED FROM MAY 19, 2004**
  
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.  
**CONTINUED FROM MAY 19, 2004**
  
4. **CONDITIONAL USE PERMIT CUP2003-0016 (CALVARY CHAPEL/LAUGHLIN & SPENCE)** A request to locate a church, 5,785 square feet in size, on 5.1± acres in the Agricultural/Rural Residential (A/RR:5) zone. The project is located at 6349 Marysville Road and 11355 Getty's Court, in the community of Browns Valley, on Yuba county Assessor's Parcel Number 040-310-042. Prior to its decision, the Planning Commission will consider the adoption of a Negative Declaration under the California Environmental Quality Act (CEQA) for the project. (1) Staff Report; (2) Public Hearing; (3) Adopt Resolution.  
**CONTINUED FROM MAY 19, 2004**

5. **DESIGN REVIEW COMMITTEE DRC2004-0001(KB Home/Morton & Pitalo)**.A request by KB Home for approval of landscaping schemes and architectural design for thirteen different home plans for single-family residences within the previously approved “Cobblestone” subdivision (TSTM2002-0598). The subject property is located at 1499 Feather River Boulevard, West of State Highway 70 between Feather River Boulevard and Plumas-Arboga Road, in the MDR “Medium Density Residential” designation of the Plumas Lake Specific Plan on County Assessor Parcel Number 016-060-027.

D. CORRESPONDENCE

E. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS:

F. PLANNING COMMISSIONERS COMMENTS:

G. ADJOURNMENT:

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

