



County of Yuba  
Community Development

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Planning Division

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AGENDA  
YUBA COUNTY PLANNING COMMISSION  
MEETING

Wednesday, March 15, 2006

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 from the December 12, 2005 and December 21, 2005
- 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 HEARINGS AND ACTION ITEMS:

1. **Planned Unit Development PUD 2005-0004, Tentative Subdivision Tract Map TSTM 2005-0039 (Reynen & Bardis):** The project consists of a request for a residential subdivision with lots ranging in size from 2,156 to 6,184 square feet on a 7.7 acre project site identified as Assessor Parcel Number 019-230-100, or otherwise identified as lot 88 of Edgewater Unit 11. The subdivision is within the R-20 sub-zone within the East Linda Specific Plan, which allows for a maximum density of 20 dwelling units per acre. The Planned Unit Development will allow for alternative single-family lot configurations with reduced setbacks. The project is located within the East Linda Specific Plan directly northeast of Erle Road and Edgewater Circle. The project does not require any additional entitlements, as it is consistent with the Yuba County General Plan, the Yuba County Zoning Code, and the East Linda Specific Plan. (1) Staff Report (2) Public Hearing (3) Adopt Resolution  
**PROJECT CONTINUED FROM FEBRURY 15, 2006.**  
**PROJECT CONTINUED UNTIL APRIL 19, 2006.**
2. **Tentative Subdivision Tract Map 2005-0024 – (Blue Mountain Land)** – The request is to subdivide ±10.00 acres into 44 lots for single-family residential purposes. The property is located in the R-1 – Single Family Residential Zone in the North Arboga Study Area. The site is located on the east side of Arboga Road (APN: 014-260-031) south of Ella Avenue and north of Plumas-Arboga Road. (1) Staff Report (2) Public Hearing (3) Adopt Resolution
3. **Modified Conditions of Approval for Tentative Subdivision Tract Map TSTM 2004-0009 “Sawyer’s Landing” (DeValentine):** A request to modify conditions of approval, including conditions concerning an agricultural buffer, Swainson’s hawk mitigation, and levee setback dedication at County Road 512, along the Bear River Levee, within the Plumas Lake Specific Plan, southwest of Highway 70/Feather River Blvd. APNs: 016-130-012 and 016-130-014. TSTM 2004-0009 was approved in conjunction with Specific Plan Amendment SPA 2004-0001 by the Yuba County Board of Supervisors on 9/6/05. (1) Staff Report (2) Public Hearing (3) Adopt Resolution

D. OTHER BUSINESS:

1. Discuss special PC Meeting for April 5, 2006.

E. CORRESPONDENCE:

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS:

G. PLANNING COMMISSIONER’S COMMENTS:

H. ADJOURNMENT:

Next meeting Wednesday, April 19, 2006 at 6 p.m. in the Supervisor's Chambers, 915 8th Street, Marysville.