



County of Yuba

Community Development & Services Agency

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Planning Department

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AGENDA
YUBA COUNTY PLANNING COMMISSION
SPECIAL MEETING
Wednesday, January 9, 2008
5:00 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.
- B. PROCEDURES 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.
- C. PUBLIC HEARINGS:
- 1) A request by Plumas Lake Holdings, Cresleigh Homes Corporation, Western Pacific Homes, K. Hovnanian Forecast Homes, KB Homes Sacramento, Lennar Homes of California, Plumas Lake Riverside Meadows, Meritage Homes, and Towne Development of Plumas Lake to enter into Development Agreements with the County of Yuba for the purposes of extending entitlements for up to 20 years in exchange for participation in the levee funding program.
- a) Development Agreement DA2007-0001: Plumas Lake Holdings, LLC proposes to enter into a development agreement with Yuba County for a term of 20 years for Lots 18, 25, 27 and 30-41 as shown on Tract Map 2004-10, Rio Del Oro Village 6; and Lots 1-80 as shown on Tract Map 2004-11, Rio

Del Oro Village 8. The development agreement shall vest the entitlements already granted by the approved maps.

- b) Development Agreement DA2007-0002: Cresleigh Homes Corporation proposes to enter into a development agreement with Yuba County for a term of 20 years for Lots 1, 3-8, 17, and 18 as shown on Tract Map 93-560, River Oaks excepting therefrom Lots 1-53, 73-107, 120-123, 126-151, and 153-156 as shown on Tract Map 2003-006, Woodside Village Unit 1; and excepting therefrom Lots 15, 17, 18, 20-24, and 27-32 as shown on Tract Map 2003-40, Woodside Village 2B; and excepting therefrom lots 34-47, 49-53, and 56 as shown on Tract map 99-585, Plumas Ranch Village 5. The development agreement shall vest the entitlements already granted by the approved maps.
- c) Development Agreement DA2007-0003: Western Pacific Homes proposes to enter into a development agreement with Yuba County for a term of 20 years for Lots 1-11, 43-67, and 103 as shown on Tract Map 2004-30, Wheeler Ranch Phase 1, Unit 5. The development agreement shall vest the entitlements already granted by the approved map.
- d) Development Agreement DA2007-0004: K. Hovanian Forecast Homes, Inc. proposes to enter into a development agreement with Yuba County for a term of 20 years for Tract Map, Wheeler Ranch Phase 1, Units 2, 3, 6, and 7; excluding those lots already sold. The development agreement shall vest the entitlements already granted by the approved maps.
- e) Development Agreement DA2007-0005: KB Home Sacramento, Inc. proposes to enter into a development agreement with Yuba County for a term of 20 years for Lots 1, 5-13, 44, 64-71, 91-102, 149, and 178-183 as shown on Tract Map 2002-602, Hawes Ranch Estates; and Lots 529-545, 791-805 as shown on Tract Map 2004-57, Plumas Lake Phase 2B-1; and Parcel 3 as shown on Parcel Map 2004-09. The development agreement shall vest the entitlements already granted by the approved maps.
- f) Development Agreement DA2007-0006: Lennar Homes of California proposes to enter into a development agreement with Yuba County for a term of 20 years for Lots 1-104 as shown on Tract Map 2004-41, Rio Del Oro Village 15; and Lots 1-99 as shown on Tract Map 95-570, River Oaks east Village 1; and Lots 27 and 28 as shown on Tract Map 93-560, River Oaks with exceptions as noted in the legal description of the development agreement. The development agreement shall vest the entitlements already granted by the approved maps.
- g) Development Agreement DA2007-0007: Plumas Lake Riverside Meadows, LP proposes to enter into a development agreement with Yuba County for a term of 20 years for Lots 1-82, and A-E as shown on Tract Map 2003-19, Riverside Meadows Village 1; and Lots 1-90, and A-E as shown on Tract Map 2004-20, Riverside Meadows Village 2; and Lots 3-7 as shown on Tract Map

2003-07, Riverside Meadows Large Lot Map with exceptions as noted in the legal description of the development agreement. The development agreement shall vest the entitlements already granted by the approved maps.

- h) Development Agreement DA2007-0008: Meritage Homes proposes to enter into a development agreement with Yuba County for a term of 20 years for Lots 1-98 as shown on Tract Map 2003-26, Draper Ranch North Phase 1; and other parcels within the Draper Ranch North Tract Map identified as Parcels Number 2 and 3 in the legal description of the development agreement. The development agreement shall vest the entitlements already granted by the approved maps.
- i) Development Agreement DA2007-0009: Towne Development of Plumas Lake, LLC proposes to enter into a development agreement with Yuba County for a term of 20 years for Lots 1-227 as shown on Tract Map, Rio Del Oro Village 14 excluding those lots already sold. The development agreement shall vest the entitlements already granted by the approved map.

D. OTHER BUSINESS:

E. CORRESPONDENCE:

F. PLANNING COMMISSIONER'S COMMENTS:

G. ADJOURNMENT:

Next meeting Wednesday, January 16, 2008 at 6:00 p.m. in the Supervisor's Chambers, 915 8th Street, Marysville.