



County of Yuba

Community Development & Services Agency

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AGENDA YUBA COUNTY PLANNING COMMISSION MEETING

**Wednesday, October 22, 2008
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 September 17, 2008 Planning Commission Meeting.
- 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) **NOTICE OF INTENT TO CERTIFY A FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) AND NOTICE OF PUBLIC HEARING FOR COUNTRY CLUB ESTATES: General Plan Amendment 2006-0004, Specific Plan Amendment 2006-0005, Change of Zone 2006-0005, and Tentative Subdivision Tract Map 2006-0024 (Country Club Estates – JTS Communities, Inc.):** The proposed Country Club Estates project requires the following actions: Certification of the FEIR; amendment to the General Plan, amendment to the Plumas Lake Specific Plan (PLSP), change of zone, and approval of a tentative subdivision tract map. The project calls for development of 1,681 dwelling units. In addition, the project proposes a multifamily residential development; a neighborhood commercial site; a school; and several parks and buffer area. The proposed project site encompasses approximately 577 acres. The subject property is identified as Assessor's Parcel Numbers (APN) 014-380-009, -010, -011, -012, -013, -014, -015, -019, -020; 014-380-021, -022, -023 (formerly 014-380-001 and 014-380-002); APN 016-030-001, -011; and APN 016-040-022. The project site is located in the southwest corner of Yuba County east of the Feather River and west of State Route 70. Approximately 359 acres are within the PLSP. The project site is bounded by Anderson Avenue on the north; Feather River Boulevard on the west; Plumas Lake Golf Course, Plumas Lake Estates, Ross Ranch, and the proposed Fairway West project to the east; the Plumas Lake Canal to the south. (1) Staff Report (2) Public Hearing (3) Adopt Resolution

- 2) **NOTICE OF INTENT TO CERTIFY A FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) AND NOTICE OF PUBLIC HEARING FOR BEAR RIVER: General Plan Amendment 2008-0001, Specific Plan Amendment 2008-0001, Change of Zone 2008-0002, and Tentative Subdivision Tract Map 2008-0003 (Bear River – Danna and Danna Inc.):** The proposed project requires the following actions: Certification of the FEIR; amendment to the General Plan, amendment to the Plumas Lake Specific Plan, change of zone, and approval of a tentative subdivision tract map. The project proposes the creation of 1,973 lots, of which 1,928 lots are proposed for single-family residential development. In addition, the project proposes a multifamily residential development; a business park; commercial development; a school; and several parks and buffer area. The proposed project site consists of a single parcel that is approximately 549.9 acres. The property is identified as Assessor's Parcel Number 016-130-004. The project site is adjacent to the southern tip of the existing Plumas Lake Specific Plan and is approximately 1,500 feet west of the Feather River Boulevard and State Highway Route 70 intersection. (1) Staff Report (2) Public Hearing (3) Adopt Resolution

D) OTHER BUSINESS: None.

E) CORRESPONDENCE: None.

F) PLANNING DIRECTOR COMMENTS: None.

G) PLANNING COMMISSIONER'S COMMENTS: None.

H) ADJOURNMENT:

Next meeting Wednesday, November 19, 2008 at 6 p.m. in the Supervisor's Chambers,
915 8th Street, Marysville.