

**BEFORE THE YUBA COUNTY
BOARD OF SUPERVISORS**

IN RE:

RESOLUTION APPROVING)	RESOLUTION NO. <u>2003-154</u>
OF AN AMENDMENT TO THE)	
PLUMAS LAKE SPECIFIC PLAN)	
AND CEQA EXEMPTION)	
(SPECIFIC PLAN AMENDMENT 2003-0001))	

WHEREAS, the Plumas Lake Specific Plan (Plan) serves as a data and policy document which facilitates orderly and systematic development of the Plumas Lake area in a manner that is consistent with the policies of the Yuba County General Plan; and

WHEREAS, the Plan Land Use Map identifies certain areas where predominant and needed land use activities may take place; and

WHEREAS, periodic revisions to the Plan Land Use Map and text may be initiated by the Board of Supervisors, the Community Development Department, or by private citizens and property owners; and

WHEREAS, Elliot Homes, Inc., a property owner, has initiated and prepared proposed amendments to Table A-1.2.1 "Residential Lot Geometry" requesting modifications to allow 45-foot wide interior lots for a two-car garage, 65-foot wide lots for three-car garage and 62-foot wide lots for corner lots; and

WHEREAS, the modifications to lot standards does not constitute a project under the California Environmental Quality Act; and

WHEREAS, the Planning Commission of the County of Yuba held a properly noticed public hearing as required by law; and

WHEREAS, the Planning Commission recommended after due deliberation, study and public hearing that the following circumstances exist with respect to allowing 50-foot wide interior lots with a two-car garage:

1. Promotes the overall flexibility in design and land use planning that was envisioned by the Plan.
2. Does not result in significant changes to the overall circulation patterns.
3. The changes proposed by this amendment are compatible and consistent with the objectives, policies, general land uses, and programs specified in the Yuba County General Plan and the Plumas Lake Specific Plan as amended.

The foregoing instrument is a correct copy of the original on file in this office
ATTEST: DONNA STOTTEMEYER
Clerk of the Board of Supervisors of the
County of Yuba, State of California

WHEREAS, the Planning Commission finds after due deliberation, study and public hearing that the following circumstances exist with respect to the applicant's requested amendment: BY _____
Date: _____

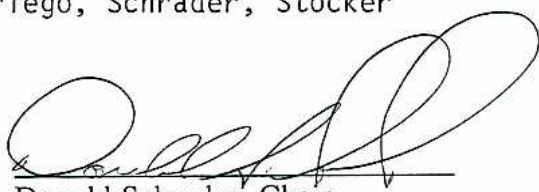
1. The proposed amendments reduce the aesthetic quality of the development within the Specific Plan.
2. The proposed amendments do not enhance the quality and character of residential development in the Specific Plan.
3. The proposed amendments do not contribute to the neighborhood identity of projects within the Specific Plan.
4. The proposed side yard setback for corner lots may reduce the line-of-site at intersections.

NOW, THEREFORE, following notice and public hearing, the Yuba County Board of Supervisors hereby considers and approves the recommendation of the Yuba County Planning Commission hereby regarding the following:


1. Consider the amendment exempt from CEQA
2. Approve a 50-foot minimum lot standard for interior lots with two-car garages.

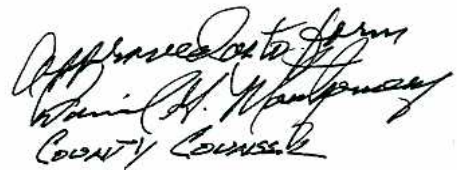
PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Yuba, State of California, on the 28th day of October, 2003, by the following vote:

AYES: Supervisors Logue, Simmons, Griego, Schrader, Stocker
NOES: None
ABSENT: None
ABSTAIN: None


 Donald Schrader, Chair
 Board of Supervisors

ATTEST:


 Donna Stottlemeyer
 Clerk of the Board of Supervisors


 Approved by the Board
 County Counsel