



# County of Yuba Community Development & Services Agency

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## Planning Department

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### DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: August 06, 2020

TO: Development Review Committee

FROM: Vanessa Franken, Planner I

RE: Map Extension ME2020-0001 (TM2003-0012)

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**REQUEST:** The applicant, David Lanza, is requesting approval of a Map Extension for Tract Map TM2003-0012, Wheeler Ranch.

**RECOMMENDATION:** Staff recommends that the Development Review Committee (DRC) approve the extension of the expiration date of TM2003-0012 to December 07, 2023.

**BACKGROUND/DISCUSSION:** The applicant, David Lanza, applied for a tentative subdivision tract map (TSTM2003-0012) requesting to subdivide 405± acres into 1,142 lots for single-family residential development, 11.7 acres for a school site, and 45.4 acres for parks, drainage facilities, and open space/trails in the Medium Density Residential and Community Shopping Center zones of the Plumas Lake Specific Plan (as a revision to previously approved Tentative Subdivision Tract Map, TSTM90-510, Wheeler Ranch).

The proposed residential lots range from 7,260 to 13,000 square feet in size. Zoning designations of parcels include single-family residential (RS), highway commercial, with a General Plan designation of Valley Neighborhood. The property is located off Ella Avenue and west of Arboga Road, and is located within the Plumas lake Specific Plan.

TM2003-0012 was approved by the Planning Commission on September 17, 2003 with an original expiration date of September 17, 2005. A final map for TM2003-0012 further extended the map an additional three years. A final map for Unit 2, TM2004-0021, was approved further granting an additional three years to the expiration date for an updated expiration of September 17, 2011. A final map for Unit 3, TM2004-0033, was approved granting an additional two years to the expiration date for an updated expiration of September 17, 2013. A moratorium period extended the expiration date to December 07, 2015. Ordinance 1460 extended the active map an additional year. Assembly bill 116 extended the map an additional two years. Assembly bill 1303 extended the map an additional two years for an updated expiration date of December 07, 2020.

The applicant is now requesting DRC approval to receive three years of County map extensions available for the map, for a total of three years of extensions, giving the map a new expiration date of December 07, 2023.

Report Prepared By:

*Vanessa Franken*

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Vanessa Franken, Planner I